

TOWN OF SEWALL'S POINT



**Code Enforcement Board Meeting
March 13, 2025
10:00 AM**

I. CALL TO ORDER

- a. **Pledge of Allegiance**
- b. **Swearing-in of Board Member – Jesse Quirion**
[2025 Oath of Office - Jesse Quirion.pdf](#)
- c. **Roll Call**
- d. **Chair & Vice Chair Nominations**

II. PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES.

- a. **TOSP Public Comment Guidelines**
[CEB TSP-Public Comment Guidelines.pdf](#)

III. VIOLATION CASES

- a. **B25-0004 - Shari Samson - 114 Hillcrest Terrace - 14-164 Permit & application required (Airbnb rental less than 180) days. This is for a review and determination as the listing has now been removed**

[B25-0004 114 Hillcrest Terr_HEARING PACKET.pdf](#)
[Sec._14_164.____Permit_and_application_required..pdf](#)

- b. **B25-0005 - Shari Samson - 114 Hillcrest Terrace - 50-101 work done without a permit for mother-in-law suite which includes bedroom & kitchenet, original permit was for office space only 50-137 Revocation of Certificate of Occupancy**

[B25-0005 114 Hillcrest Terr_HEARING PACKET.pdf](#)
[Sec._50_101.____Fees..pdf](#)
[Sec._50_137.____Revocation_of_certificate_of_occupancy..pdf](#)

- c. **B25-0008 - Genmark Holdings LLLP - 63 N River Road - Section 22-32 (3) - Property nuisances on developed or vacant lots; unpainted stucco work & interior remodel not completed**

[B25-0008 63 N River Rd_Hearing packet.pdf](#)
[Sec._22_32.____Prohibited_nuisances_on_developed_or_vacant_lots..pdf](#)

- d. **B25-0010 - Anthony & Arlene Lagana - 19 E High Point Road - Section 50-100 - Work starting before permit issuance (work without permit for fence and**

temporary electric); Section 58-39 - Buildings, structures and facilities exempt from the Florida Building Code (storage container); Section 22-2 (2) Property Maintenance standards; general (debris of building materials on property); F.S.S. 162.06 (3) Enforcement procedure; repeat violation

[B25-0010 19 E High Point Rd_Hearing packet.pdf](#)

[Sec._50_100.____Work_starting_before_permit_issuance..pdf](#)

[Sec._58_39.____Buildings_structures_and_facilities_exempt_from_the_Florida_Building_Code](#)

[Sec._22_2.____Property_maintenance_standards_general..pdf](#)

[FSS 162.06 \(3\).pdf](#)

- e. **B25-0011 - John Dyda - 74 N Sewall's Point Road - Section 70-22 - Permit required for Tree Removal (removed 24 trees without a permit approved by town); Section 70-21 (3)(a)(b) - Minimum tree requirement for residential properties F.S.S.162.06(3) - Enforcement procedure; repeat violation**

[B25-0011 74 N Sewalls Point Rd_Hearing Packet.pdf](#)

[Sec._70_22.____Permit_required_for_tree_removal..pdf](#)

[Sec._70_21.____Minimum_tree_requirements_for_residential_properties..pdf](#)

[FSS 162.06 \(3\).pdf](#)

IV. COMMENTS FROM BOARD MEMBERS

- a. **STAFF**

- b. **BOARD MEMBERS**

V. ADJOURN

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772) 287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Town of Sewall's Point

Oath of Office

I Jesse Quirion, a citizen of the State of Florida and of the United States of America, and being an officer of the Town of Sewall's Point, Florida, do hereby solemnly swear that I will support, protect, and defend the Constitution and government of the United States and the State of Florida, and that I am duly qualified to hold office under the Constitution of the state and the Sewall's Point Town Code; and that I will faithfully perform the duties of a:

Code Enforcement Board Member

Of the Town of Sewall's Point, Florida, so help me God.

Jesse Quirion

**STATE OF FLORIDA
COUNTY OF MARTIN**

Signed and sworn to before me on this 13th day of March, 2025, by Jesse Quirion, who is personally known to me.

*April C. Stoncius, Notary Public
State of Florida*

*Commission No.: #HH172350
My Commission Expires: September 19, 2025*

(Notary Seal)



Guidelines for Public Comments

- Everyone will have 3 minutes
- When recognized step forward to the podium and state your name for the record
- All remarks should be addressed to the Code Enforcement Board as a body
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input
- Any person addressing the Code Enforcement Board who disrupts the orderly and efficient conduct of the meeting, uses profane or obscene language may be removed from the meeting



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B25-0004

Property Owner: Shari Samson
Owner Address: 114 Hillcrest Terr
Sewall's Point, FL 34996

DATE: January 13, 2025

VIOLATION ADDRESS: 114 Hillcrest Terr
PARCEL ID #: 01-38-41-014-000-00230-8

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Short term rental not permitted minimum 180 day rental

Sec. 14-164. - Permit and application required.

(a) Permit required. An annual permit issued by the town manager or designee shall be required for any owner of residential property to rent or lease, or offer to rent or lease, all or part of any residential dwelling in the town. A copy of the permit shall be made available for inspection at all times at the subject dwelling, and shall be attached to and made part of the terms of any lease of residential property within the town.

(b) It shall be unlawful for any person to allow another person to lease any dwelling within the town, or offer a dwelling for rent within the town, unless the property has been registered as a rental with the town and a permit obtained in accordance with the provisions of this article. The town manager or designee is authorized to exempt an owner from the requirement of a rental permit if the dwelling is being maintained by a caretaker or house sitter who occupies and maintains the property, and who is not otherwise paying rent for his or her occupation of the dwelling.

(c) Application required.

(1) Every owner who is not exempt and who leases a dwelling, regardless of term, is required to obtain a rental permit from the town manager or designee prior to leasing or subleasing a dwelling to another person or other persons, regardless of their relationship to the owner. In the case of a dwelling with multiple owners, it shall be sufficient for any one of the owners to have obtained a rental permit for the dwelling.

(2) The town is authorized to charge a reasonable fee for the rental permit to compensate for all associated administrative expenses. The fees for obtaining a permit shall be provided for, from time to time, by resolution adopted by the town commission.

Please comply on or before **January 22, 2025** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger, C.B.O., Town Building Official

Short-term rental?

From Town of Sewall's Point <sewallspoint.org@enotify.visioninternet.com>

Date Sat 1/11/2025 5:13 PM

To Robert Daniels <RDaniels@sewallspoint.org>

Message submitted from the <Town of Sewall's Point, Florida> website.

Site Visitor Name: Amy Kane

Site Visitor Email: amykane@comcast.net

I thought short-term AirBnB rentals were not permitted in Sewall's Point?

<https://www.airbnb.com/rooms/1084244692129947909>



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00230-8	17870	114 HILLCREST TER SEWALLS POINT FL	1/13/25

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners SAMSON SHARI E	Parcel ID 01-38-41-014-000-00230-8	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 114 HILLCREST TERR STUART FL 34996	Account Number 17870	Neighborhood 120200 South Sewall's Point
Tax District SEWALL'S POINT	Property Address 114 HILLCREST TER SEWALLS POINT FL	Legal Acres 0.463
	Legal Description HILLCREST, LOT 23	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 385,000	\$ 942,750	\$ 1,327,750	\$ 182,236	\$ 1,145,514	\$ 50,000	\$ 1,095,514



TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996**

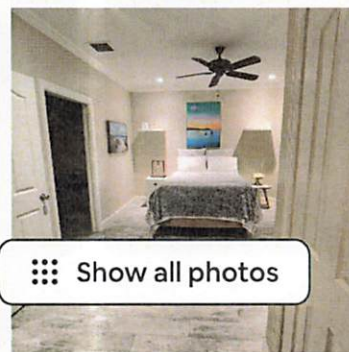
FIRST-CLASS



US POSTAGETM PITNEY BOWES

ZIP 34996 \$ 000.69⁰
02 7H
0006051328 JAN 13 2025

One bedroom guest house close to beach!

[Share](#) [Save](#)

[Show all photos](#)

Entire rental unit in Sewall's Point, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.83 · [6 reviews](#)



Hosted by Shari

1 year hosting



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)

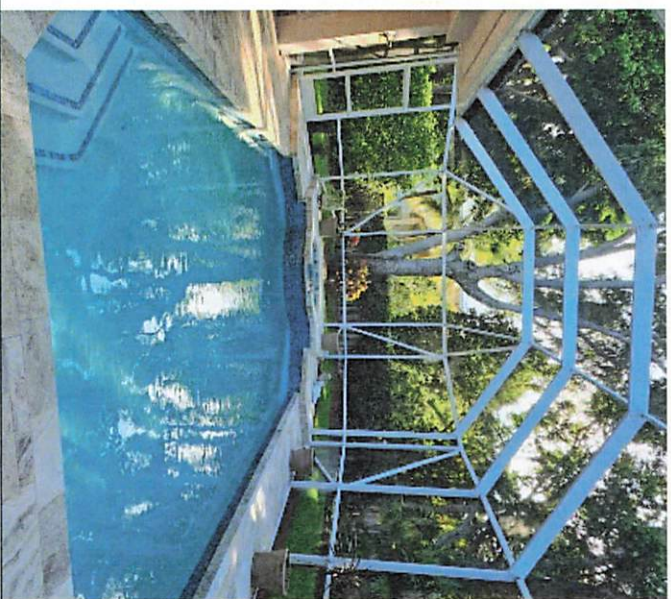
Very quiet place for a couple on vacation or travel work.
One and half minute from ocean beaches and 6 min from
down town Stuart with restaurants, dining, and 7 min from
Jensen.

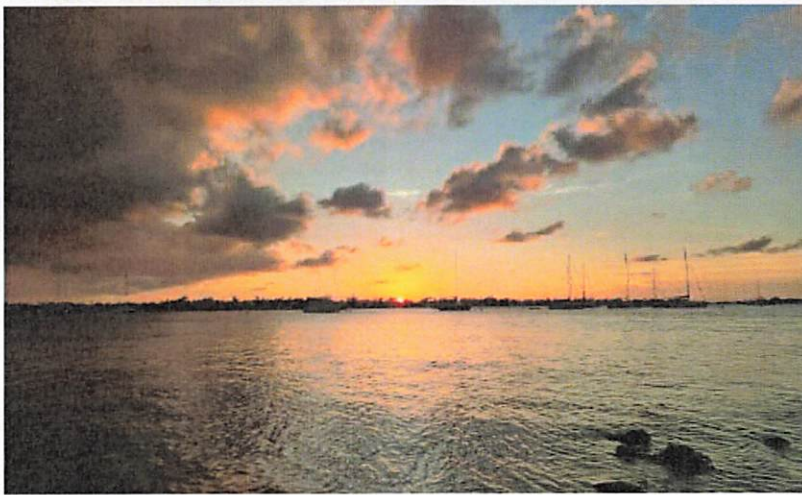
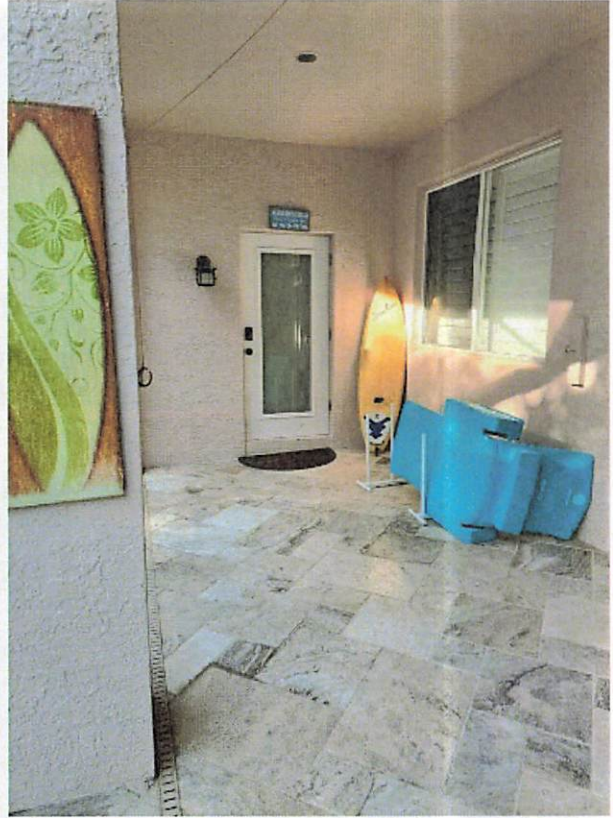
The space...

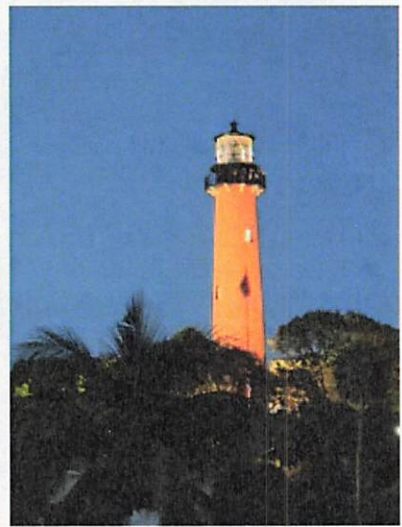
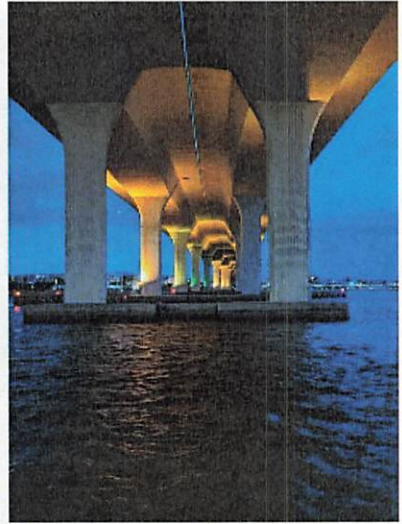
[Show more >](#)

[Report this listing](#)









6 reviews

Most
recent

Q Search reviews



Shannon

8 years on Airbnb

★★★★★ · March 2024 · Stayed a few nights

We really enjoyed Shari's place. It was very clean and beautifully decorated. The surrounding area was very beautiful and quiet. the location was close to many restaurants and beaches. Shari was very responsive and friendly. We would highly recommend Shari's guesthouse.



Response from Shari

April 2024

Thank you.

Shannon so much, I appreciate you as well. I am so thrilled that you were able to enjoy your weekend !! Come again anytime!



Abby

Washington, District of Columbia

★★★★★ · March 2024 · Stayed a few nights

The location of Shari's place was perfect for what we needed. We really wish the pool and hot tub had been usable since it was one of the reasons we chose it. If anyone had been in the main house, it would have felt a lot less private. There were also a couple things needing maintenance. Apart from those few small hiccups, we enjoyed our stay. Shari was easy to communicate with and the space worked well for our needs.



Response from Shari

April 2024

Hi abby! Thank you for your review. I appreciate it, but just so you know, the pool that you refer to and also the screen door actually was not broken before you arrived. So all these things happened without my knowledge while I was awake. So thank you for your feedback. Making those things public makes it seem like my home is not maintained but it is highly maintained. Every little detail is taking care of as needed, sometimes with the exception. A host is away and she can't control things that break during a prior guests visit immediately. But that's the airbnb experience, as... [Show more](#)



Daniel

Miami, Florida

★★★★★ · March 2024 · Stayed a few nights

Wow Shari is awesome! The place is a hidden gem in one of the nicest areas of Stuart. It's perfectly preserved. Access to grill and pool, and beautiful trees and greenery all around. Can't wait to get back!



Terri

Colorado Springs, Colorado

★★★★★ · March 2024 · Stayed a few nights

What a fantastic place. Beautiful and well located.



Dawn

5 years on Airbnb

★★★★★ · March 2024 · Stayed a few nights

The place was very nice! We loved the place, it was a very clean, cute, peaceful place and beautiful neighborhood.



Response from Shari

March 2024

Dawn, thank you so much for your lovely review. I am very pleased that I was able to accommodate your needs and you enjoyed and were comfortable! A Hui hui... until we meet again as it is said in Hawaaii.



Madeleine

Baltimore, Maryland

★★★★★ · February 2024 · Stayed a few nights

Shari's place was in a great location, private but very accessible to the beaches and surrounding area. The property was spotless and well appointed. Shari was super responsive in communicating. Would definitely recommend and stay here again!



Response from Shari

February 2024

Thank you so much for being a wonderful guest and for the review I am so happy you enjoyed your stay!

Entire rental unit in Sewall's Point, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.83 · 6 reviews



Hosted by Shari

1 year hosting



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.

Very quiet place for a couple on vacation or travel work.
One and half minute from ocean beaches and 6 min from down town Stuart with restaurants, dining, and 7 min from Jensen.

The space

There is a pool patio to relax and a pretty garden and yard to view. ...

[Show more >](#)

What this place offers

- Beach access – Beachfront
- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- TV
- Air conditioning
- Patio or balcony
- Backyard
- Hair dryer

Show all 32 amenities

Select check-in date

Add your travel dates for exact pricing

January 2025							February 2025							>	
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa		
			1	2	3	4							1		
5	6	7	8	9	10	11	2	3	4	5	6	7	8		
12	13	14	15	16	17	18	9	10	11	12	13	14	15		
19	20	21	22	23	24	25	16	17	18	19	20	21	22		

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Violation and

Notice of Hearing*

CASE #B25-0004

Property Owner: Shari Samson
Owner Address: 114 Hillcrest Terr
Sewall's Point, FL 34996

DATE: February 5, 2025

VIOLATION ADDRESS: 114 Hillcrest Terr
PARCEL ID #: 01-38-41-014-000-00230-8

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Violation: Short term rental not permitted minimum 180 day rental

Sec. 14-164. - Permit and application required.

(a) Permit required. An annual permit issued by the town manager or designee shall be required for any owner of residential property to rent or lease, or offer to rent or lease, all or part of any residential dwelling in the town. A copy of the permit shall be made available for inspection at all times at the subject dwelling, and shall be attached to and made part of the terms of any lease of residential property within the town.

(b) It shall be unlawful for any person to allow another person to lease any dwelling within the town, or offer a dwelling for rent within the town, unless the property has been registered as a rental with the town and a permit obtained in accordance with the provisions of this article. The town manager or designee is authorized to exempt an owner from the requirement of a rental permit if the dwelling is being maintained by a caretaker or house sitter who occupies and maintains the property, and who is not otherwise paying rent for his or her occupation of the dwelling.

(c) Application required.

(1) Every owner who is not exempt and who leases a dwelling, regardless of term, is required to obtain a rental permit from the town manager or designee prior to leasing or subleasing a dwelling to another person or other persons, regardless of their relationship to the owner. In the case of a dwelling with multiple owners, it shall be sufficient for any one of the owners to have obtained a rental permit for the dwelling.

(2) The town is authorized to charge a reasonable fee for the rental permit to compensate for all associated administrative expenses. The fees for obtaining a permit shall be provided for, from time to time, by resolution adopted by the town commission.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **February 26, 2025**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on March 13, 2025 at 10 a.m.** in the

Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement

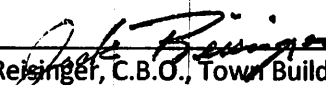
Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Building Official, at 772-287-2455. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

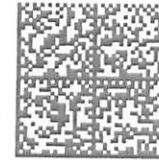
*This Notice was X sent certified mail, return receipt requested and first class mail.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 FEB 05 2025

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED



7022 2410 0002 2182 8788

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 34996 \$ 009.64⁰
02 7H
0006051328 FEB 05 2025

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

2.5.25

Postmark
Here

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

19

AFFIDAVIT CONFIRMING HAND DELIVERY OF NOTICE

Street Address: 114 Hillcrest Terr
PCN: 01-38-41-014-000-00230-8
Case No.: **B25-0004**

Signature of recipient of Notice of Violation and Notice of Hearing

[Signature] SSamu
Signature Print Name

☐ Respondent accepted notice but refused to sign.

☐ Posted Property and took photo, no answer at residence.

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Jack Reisinger, being duly sworn, depose and say that:

1. I am a Code Enforcement Officer for the Town of Sewall's Point.
2. I hand delivered the Notice of Violation and Notice of Hearing to owner at 114 Hillcrest Terr, Sewall's Point, Florida, on the 20 day of Feb, 2025.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

[Signature] 202025
Signature Date

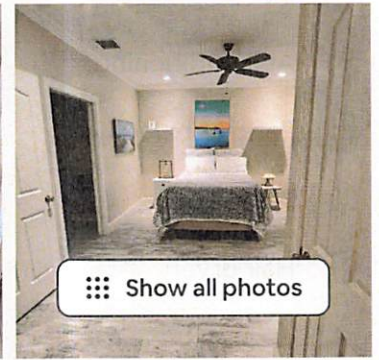
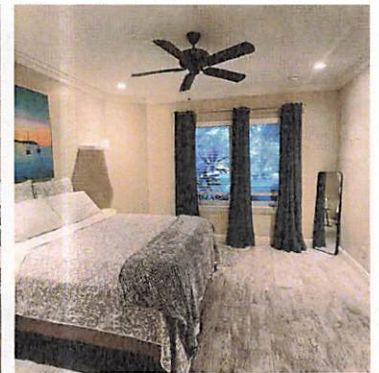
The foregoing instrument was acknowledged before me this 20th day of February, 2025 by Jack Reisinger. He/She is personally known to me or has produced _____ as identification.



CHRYSTAL GOMEZ
Commission # HH 339139
Expires February 24, 2027

[Signature]
Notary Public, State of Florida
My Commission Expires:

One bedroom guest house close to beach!

[Share](#) [Save](#)[Show all photos](#)

Entire rental unit in Sewall's Point, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.83 · [6 reviews](#)



Hosted by Shari

1 year hosting



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)

[Report this listing](#)

Very quiet place for a couple on vacation or travel work.

One and half minute from ocean beaches and 6 min from downtown Stuart with restaurants, dining, and 7 min from Jensen.

The space

There is a pool patio to relax and a pretty garden and yard to view. ...

[Show more >](#)

What this place offers

-  Beach access – Beachfront
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  TV
-  Air conditioning
-  Patio or balcony
-  Backyard
-  Hair dryer

Show all 32 amenities

Select check-in date

Add your travel dates for exact pricing

January 2025							February 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
			1	2	3	4					
5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28
29	30	31					29	30	1	2	3



★ 4.83 · 6 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	4.7	5.0	4.7	5.0	4.8
						

Shannon

8 years on Airbnb

★★★★★ · March 2024 · Stayed a few nights

We really enjoyed Shari's place. It was very clean and beautifully decorated. The surrounding area was very beautiful and quiet. the location was close to many restaurants and beaches. Shari was very responsive and friendly. We would highly recommend Shari's guesthouse.

[Show more](#)

Abby

Washington, District of Columbia

★★★★ · March 2024 · Stayed a few nights

The location of Shari's place was perfect for what we needed. We really wish the pool and hot tub had been usable since it was one of the reasons we chose it. If anyone had been in the main house, it would have felt a lot less private. There were also a couple things needing maintenance. Apart from those few small hiccups, we enjoyed our stay. Sh...

[Show more](#)

Daniel

Miami, Florida

★★★★★ · March 2024 · Stayed a few nights

Wow Shari is awesome! The place is a hidden gem in one of the nicest areas of Stuart. It's perfectly preserved. Access to grill and pool, and beautiful trees and greenery all around. Can't wait to get back!

[Show more](#)

Terri

Colorado Springs, Colorado

★★★★★ · March 2024 · Stayed a few nights

What a fantastic place. Beautiful and well located.

Dawn

5 years on Airbnb

★★★★★ · March 2024 · Stayed a few nights

The place was very nice! We loved the place, it was a very clean, cute, peaceful place and beautiful neighborhood.

[Show more](#)

Madeleine

Baltimore, Maryland

★★★★★ · February 2024 · Stayed a few nights

Shari's place was in a great location, private but very accessible to the beaches and surrounding area. The property was spotless and well appointed. Shari was super responsive in communicating. Would definitely recommend and stay here again!

[Show more](#)

Where you'll be

Sewall's Point, Florida, United States

Neighborhood highlights

Secluded and quiet yree lines neighborhood. Nice walking area. Walk to local park on river. Sunsets in the bridge. Excersize path on bridge over the river.

Local fishing. Paddleboard, surfing, kiting biking, sunbathing, dining, shopping, tiki bars local concerts, art fairs,...

[Show more](#) >

Meet your host

Reviews

4.83★

Rating

Shari

Host

1

Year hosting



Speaks English, Spanish, and Hebrew



What makes my home unique: Serene with amazing patio and yard

[Show more >](#)

Host details

Response rate: 100%

Responds within a few hours

[Message host](#)

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

2 guests maximum

[Show more >](#)

Safety & property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Carbon monoxide alarm

[Show more >](#)

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

[Airbnb](#) > [United States](#) > [Florida](#) > [Martin County](#) > [Sewall's Point](#)

Explore other options in and around Sewall's Point

Fort Lauderdale
Vacation rentals

Gold Coast
Vacation rentals

Miami Beach
Vacation rentals

Miami
Vacation rentals

Kissimmee
Vacation rentals

Orlando
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Other types of stays on Airbnb

Sewall's Point vacation rentals

Sewall's Point monthly stays

Vacation rentals with outdoor seating in Sewall's Point

Vacation rentals with outdoor seating in Martin County

Apartment vacation rentals in Martin County

Vacation rentals with beach access in Martin County

Vacation rentals with beach access in Florida

Vacation rentals with outdoor seating in Florida

Vacation rentals with a beach view in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

[Airbnb your home](#)

[AirCover for Hosts](#)

[Hosting resources](#)

[Community forum](#)

[Hosting responsibly](#)

[Airbnb-friendly apartments](#)

[Join a free Hosting class](#)

[Find a co-host](#)

Airbnb

[Newsroom](#)

[New features](#)

[Careers](#)

[Investors](#)

[Gift cards](#)

[Airbnb.org emergency stays](#)

 [English \(US\)](#) [\\$ USD](#)

© 2025 Airbnb, Inc.

[Terms](#) · [Sitemap](#) · [Privacy](#) · [Your Privacy Choices](#) 

Sec. 14-164. Permit and application required.

- (a) Permit required. An annual permit issued by the town manager or designee shall be required for any owner of residential property to rent or lease, or offer to rent or lease, all or part of any residential dwelling in the town. A copy of the permit shall be made available for inspection at all times at the subject dwelling, and shall be attached to and made part of the terms of any lease of residential property within the town.
- (b) It shall be unlawful for any person to allow another person to lease any dwelling within the town, or offer a dwelling for rent within the town, unless the property has been registered as a rental with the town and a permit obtained in accordance with the provisions of this article. The town manager or designee is authorized to exempt an owner from the requirement of a rental permit if the dwelling is being maintained by a caretaker or house sitter who occupies and maintains the property, and who is not otherwise paying rent for his or her occupation of the dwelling.
- (c) Application required.
 - (1) Every owner who is not exempt and who leases a dwelling, regardless of term, is required to obtain a rental permit from the town manager or designee prior to leasing or subleasing a dwelling to another person or other persons, regardless of their relationship to the owner. In the case of a dwelling with multiple owners, it shall be sufficient for any one of the owners to have obtained a rental permit for the dwelling.
 - (2) The town is authorized to charge a reasonable fee for the rental permit to compensate for all associated administrative expenses. The fees for obtaining a permit shall be provided for, from time to time, by resolution adopted by the town commission.
 - (3) A rental permit shall be issued by the town manager or designee if:
 - a. The application is complete and the annual permit fee per rental dwelling unit is paid;
 - b. No prior application for a rental permit has been denied to an owner or applicant in the six months prior to the application;
 - c. No prior rental permit has been revoked from an owner or applicant in the six months prior to the application;
 - d. The subject property is located in a residential district;
 - e. The owner, applicant, and the subject property are not in violation of any town ordinance; and
 - f. The permit applicant attests to the accuracy of all information provided in the completed permit application form, and has submitted all required documents and information connected therewith.
 - (4) All permits issued under the provisions of this article shall be valid for no more than one year. All rental permits issued by the town shall expire on September 30 of each year unless renewed. Permits that are not renewed by the September 30 deadline of each year may be renewed at any time up to the last business day in October of that year without paying a late renewal fee. Owners who do not renew their permits before the last business day in October shall pay the appropriate late renewal fee as established, from time to time, by the town commission by resolution.
 - (5) Permits may be issued for a fractional portion of any year, but permit fees shall not be prorated. No refunds of any permit fee shall be made on any permit terminated for any reason prior to September 30 of a given year.
 - (6) Application for permit. The owner of each single-family dwelling unit which is rented, or offered for rent, or his or her local responsible party, shall make a written application for a residential rental

permit to the town clerk on such form as the town shall from time to time designate, and shall provide the following information, if available and if requested in the application:

- a. The physical address of the dwelling offered as a rental;
 - b. Name, physical address, mailing address, electronic address and telephone number of the local responsible party designated to receive any notices required by this article. Said contact phone number shall be a 24-hour, seven-days-a-week contact number;
 - c. The name, physical address, mailing address, electronic address, and telephone number of the owner, if other than the local responsible party;
 - d. Proof of current ownership of the dwelling;
 - e. The name of the tenant and all occupants 18 years of age or older of the subject property;
 - f. The number of all minor occupants under the age of 18 years of age (no names) and the relationship among all occupants who will reside in the dwelling; and
 - g. The term of the lease, including the beginning date and the anticipated ending date for the rental agreement.
- (7) Owner acknowledgement. The permit application shall include an acknowledgement to be signed by one or more owners of the property that:
- a. Each lease or other rental agreement entered into for the permitted rental dwelling shall include language in the lease, on an addendum, or on another document signed by the parties to the lease agreement in substantially the same format as follows:
 1. "The rental of this dwelling is being made only to one family, defined by the Code of Ordinances of the Town of Sewall's Point, section 14-163 as: one or more natural persons related by blood, adoption, marriage, or guardianship, living and cooking together as a single housekeeping unit, exclusive of household servants, but not exceeding two adult natural persons living and cooking together as a single housekeeping unit though not related by blood, adoption, marriage, or guardianship. A "person" as defined in the context of a family includes any natural adult person as well as his or her spouse, children, foster children placed in a lawful foster family home, as well as any dependents of an adult occupant who are related to that occupant by blood, marriage, adoption or guardianship. Temporary gratuitous guests shall also be included in the definition of a family."
 2. "This lease is subject to the existence of a valid rental permit for the premises, and is agreed by the parties to be a condition of continued occupancy of the dwelling by the tenant. If the rental permit issued by the town for this dwelling is denied, suspended or revoked, tenant hereby agrees to vacate the dwelling within 30 days of being given notice that said permit has been denied, suspended or revoked, unless or until the rental permit for the dwelling is reinstated by the Town of Sewall's Point."
 - (d) Permit not transferable. No permit issued under this article shall be transferred or assigned to any person, nor may it be used by anyone other the person to whom it was issued, for any location other than the rental dwelling for which it was issued, or in any manner inconsistent with the provisions of this article.
 - (e) Providing false information. It shall be unlawful for any person to knowingly give false or misleading information on an application for a permit required by this article, which shall be grounds for denial, suspension or revocation of the permit in addition to other penalties provided by law.

(Ord. No. 369, § 2, 6-12-2012; Ord. No. 410, § 2, 6-27-2017)

Sec. 14-164. Permit and application required.

- (a) Permit required. An annual permit issued by the town manager or designee shall be required for any owner of residential property to rent or lease, or offer to rent or lease, all or part of any residential dwelling in the town. A copy of the permit shall be made available for inspection at all times at the subject dwelling, and shall be attached to and made part of the terms of any lease of residential property within the town.
- (b) It shall be unlawful for any person to allow another person to lease any dwelling within the town, or offer a dwelling for rent within the town, unless the property has been registered as a rental with the town and a permit obtained in accordance with the provisions of this article. The town manager or designee is authorized to exempt an owner from the requirement of a rental permit if the dwelling is being maintained by a caretaker or house sitter who occupies and maintains the property, and who is not otherwise paying rent for his or her occupation of the dwelling.
- (c) Application required.
 - (1) Every owner who is not exempt and who leases a dwelling, regardless of term, is required to obtain a rental permit from the town manager or designee prior to leasing or subleasing a dwelling to another person or other persons, regardless of their relationship to the owner. In the case of a dwelling with multiple owners, it shall be sufficient for any one of the owners to have obtained a rental permit for the dwelling.
 - (2) The town is authorized to charge a reasonable fee for the rental permit to compensate for all associated administrative expenses. The fees for obtaining a permit shall be provided for, from time to time, by resolution adopted by the town commission.
 - (3) A rental permit shall be issued by the town manager or designee if:
 - a. The application is complete and the annual permit fee per rental dwelling unit is paid;
 - b. No prior application for a rental permit has been denied to an owner or applicant in the six months prior to the application;
 - c. No prior rental permit has been revoked from an owner or applicant in the six months prior to the application;
 - d. The subject property is located in a residential district;
 - e. The owner, applicant, and the subject property are not in violation of any town ordinance; and
 - f. The permit applicant attests to the accuracy of all information provided in the completed permit application form, and has submitted all required documents and information connected therewith.
 - (4) All permits issued under the provisions of this article shall be valid for no more than one year. All rental permits issued by the town shall expire on September 30 of each year unless renewed. Permits that are not renewed by the September 30 deadline of each year may be renewed at any time up to the last business day in October of that year without paying a late renewal fee. Owners who do not renew their permits before the last business day in October shall pay the appropriate late renewal fee as established, from time to time, by the town commission by resolution.
 - (5) Permits may be issued for a fractional portion of any year, but permit fees shall not be prorated. No refunds of any permit fee shall be made on any permit terminated for any reason prior to September 30 of a given year.
 - (6) Application for permit. The owner of each single-family dwelling unit which is rented, or offered for rent, or his or her local responsible party, shall make a written application for a residential rental

permit to the town clerk on such form as the town shall from time to time designate, and shall provide the following information, if available and if requested in the application:

- a. The physical address of the dwelling offered as a rental;
 - b. Name, physical address, mailing address, electronic address and telephone number of the local responsible party designated to receive any notices required by this article. Said contact phone number shall be a 24-hour, seven-days-a-week contact number;
 - c. The name, physical address, mailing address, electronic address, and telephone number of the owner, if other than the local responsible party;
 - d. Proof of current ownership of the dwelling;
 - e. The name of the tenant and all occupants 18 years of age or older of the subject property;
 - f. The number of all minor occupants under the age of 18 years of age (no names) and the relationship among all occupants who will reside in the dwelling; and
 - g. The term of the lease, including the beginning date and the anticipated ending date for the rental agreement.
- (7) Owner acknowledgement. The permit application shall include an acknowledgement to be signed by one or more owners of the property that:
- a. Each lease or other rental agreement entered into for the permitted rental dwelling shall include language in the lease, on an addendum, or on another document signed by the parties to the lease agreement in substantially the same format as follows:
 1. "The rental of this dwelling is being made only to one family, defined by the Code of Ordinances of the Town of Sewall's Point, section 14-163 as: one or more natural persons related by blood, adoption, marriage, or guardianship, living and cooking together as a single housekeeping unit, exclusive of household servants, but not exceeding two adult natural persons living and cooking together as a single housekeeping unit though not related by blood, adoption, marriage, or guardianship. A "person" as defined in the context of a family includes any natural adult person as well as his or her spouse, children, foster children placed in a lawful foster family home, as well as any dependents of an adult occupant who are related to that occupant by blood, marriage, adoption or guardianship. Temporary gratuitous guests shall also be included in the definition of a family."
 2. "This lease is subject to the existence of a valid rental permit for the premises, and is agreed by the parties to be a condition of continued occupancy of the dwelling by the tenant. If the rental permit issued by the town for this dwelling is denied, suspended or revoked, tenant hereby agrees to vacate the dwelling within 30 days of being given notice that said permit has been denied, suspended or revoked, unless or until the rental permit for the dwelling is reinstated by the Town of Sewall's Point."
 - (d) Permit not transferable. No permit issued under this article shall be transferred or assigned to any person, nor may it be used by anyone other the person to whom it was issued, for any location other than the rental dwelling for which it was issued, or in any manner inconsistent with the provisions of this article.
 - (e) Providing false information. It shall be unlawful for any person to knowingly give false or misleading information on an application for a permit required by this article, which shall be grounds for denial, suspension or revocation of the permit in addition to other penalties provided by law.

(Ord. No. 369, § 2, 6-12-2012; Ord. No. 410, § 2, 6-27-2017)



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Non-Compliance

CASE #B25-0005

Property Owner: Shari Samson
Owner Address: 114 Hillcrest Terr
Sewall's Point, FL 34996

DATE: January 14, 2025

VIOLATION ADDRESS: 114 Hillcrest Terr
PARCEL ID #: 01-38-41-014-000-00230-8

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Work without a permit for a mother in law suite which includes bedroom & kitchenet, original permit was for office space only

Town Ord. 50-101

(b) Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

Also in violation of the Florida Building Code 105.1 Florida Building Code 105.1 Any owner or authorized agent who tends to construction, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permits.

Sec. 50-137. Revocation of certificate of occupancy.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the Florida Building Code, Section 110.4.

Please comply on or before **January 29, 2025** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

February 03, 2014

Jason Stabley
114 Hillcrest Terrace
Stuart, FL 34996

RE: Contingency Letter
Application Document No: AP1133666
Centrax Permit Number: 43-SS-1517741
OSTDS Number:
Jason Stabley
114 Hillcrest Ter
Stuart, FL 34996
Lot:23 Block: Subdivision: HILLCREST

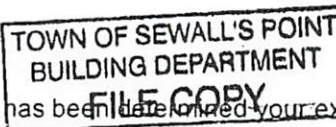
Dear Applicant:

This will acknowledge receipt of an application dated 01/28/2014 for a permit to use an existing onsite sewage treatment and disposal system located on the above referenced property.

This office has reviewed and verified the floor plan and site plan you submitted, for the proposed remodeling addition or modification to your single-family home. Based on the information you provided, the Health Department concludes:

1. the proposed remodeling addition or modification is not adding a bedroom; and
2. it does not appear to cover any part of the existing system or encroach on the required setback or unobstructed area.
3. No existing system inspection or evaluation and assessment, or modification, replacement, or upgrade authorization is required.

Because an inspection or evaluation of the existing septic system was not conducted, the Department cannot attest to the existing system's current condition, size, or adequacy to serve the proposed use. You may request a voluntary inspection and assessment of your system from a licensed septic tank contractor or plumber, or a person certified under section 381.0101, Florida Statutes.



From a review of your completed application, it has been determined your existing system is adequate for the proposed use.

Florida Department of Health
in MARTIN COUNTY
3441 SE Willoughby Blvd, Stuart, FL 34994
PHONE: (772) 221-4090 . FAX:

www.FloridasHealth.com
TWITTER:HealthyFLA
FACEBOOK:FLDepartmentofHealth
YOUTUBE: fhdoh

Jason Stabley
Page two
February 03, 2014

If you have any questions on this matter, please call our office at (772) 221-4090 x 2114.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Cross, P.S.", written in a cursive style.

Ray Cross, Environmental Specialist

13.04.14

Enclosures
cc:



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

RECEIVED

JAN 28 2014

43-SS-1517741

PERMIT NO. _____
DATE PAID: 1-28-14
FEE PAID: \$ 85.00
RECEIPT #: 2343448
AP 1133666

APPLICATION FOR:

[] New System [X] Existing System [] Holding Tank [] Innovative
[] Repair [] Abandonment [] Temporary [X] Inspection

APPLICANT: JASON STABLEY

AGENT: Same

TELEPHONE: 772-214-749

MAILING ADDRESS: 114 Hillcrest Terrace Street, FL 34996

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 23 BLOCK: _____ SUBDIVISION: Hillcrest PLATTED: Aug 27 1986

PROPERTY ID #: 013841014000002308 ZONING: SF I/M OR EQUIVALENT: [Y] [N]

PROPERTY SIZE: .463 ACRES WATER SUPPLY: [] PRIVATE PUBLIC [X] <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y] [N] DISTANCE TO SEWER: none FT

PROPERTY ADDRESS: 114 Hillcrest Terr. Seawall's Point

DIRECTIONS TO PROPERTY: Ocean Biv East to Seawall's Point take Right at
lite go down to hillcrest on Rite side go down to Culdesac
on Rite.

BUILDING INFORMATION

[X] RESIDENTIAL [] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SFR	4	3194	400 GPD
2	Addition	0	677	
3	office addition			
4	TOTAL		3871	

no Floor/Equipment Drains no Other (Specify) _____

SIGNATURE: [Signature]

DATE: 1/27/14

DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 54E-6.001, FAC

Page 1 of 4



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # _____

APPLICANT: JASON STABLEY

CONTRACTOR / AGENT: Keith HAMILTON

LOT: 23 BLOCK: _____ SUBDIV: Hillcrest ID#: 013841

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

[1350] GALLONS SEPTIC TANK/GPD ATU LEGEND: None MATERIAL: concrete BAFFLED: (Y) / N
[] GALLONS SEPTIC TANK/GPD ATU LEGEND: _____ MATERIAL: _____ BAFFLED: [Y / N]
[] GALLONS GREASE INTERCEPTOR LEGEND: _____ MATERIAL: _____
[] GALLONS DOSING TANK LEGEND: _____ MATERIAL: _____ # PUMPS: []

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 25 JAN 14 BY ALLSTAR Septic, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY (DIMENSIONS) / FILLING / LEGEND, ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A (SOLIDS DEFLECTION DEVICE) / OUTLET FILTER DEVICE] INSTALLED.

Keith HAMILTON INC. SIGNATURE OF LICENSED CONTRACTOR BUSINESS NAME DATE 25 JAN 14

EXISTING DRAINFIELD INFORMATION

[1432] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES 3 DIMENSIONS: 3 x 38
[] SQUARE FEET _____ SYSTEM NO. OF TRENCHES [] DIMENSIONS: 3 x 48
TYPE OF SYSTEM: (X) STANDARD [] FILLED [] MOUND [] DIMENSIONS: 3 x 53
CONFIGURATION: (X) TRENCH [] BED [] 144 x 3 = 432 FT
DESIGN: [] HEADER (X) D-BOX (X) GRAVITY SYSTEM [] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 20 INCHES [ABOVE] (BELOW)

SYSTEM FAILURE AND REPAIR INFORMATION

[1994] SYSTEM INSTALLATION DATE TYPE OF WASTE (X) DOMESTIC [] COMMERCIAL
[400] GPD ESTIMATED SEWAGE FLOW BASED ON [] METERED WATER (X) TABLE 1, 64E-6, FAC

SITE (N/A) DRAINAGE STRUCTURES (N/A) POOL (N/A) PATIO / DECK (N/A) PARKING
CONDITIONS: (N/A) SLOPING PROPERTY (X) Inspection

NATURE OF [] HYDRAULIC OVERLOAD [] SOILS [] MAINTENANCE [] SYSTEM DAMAGE
FAILURE: [] DRAINAGE / RUN OFF [] ROOTS [] WATER TABLE (X) None

FAILURE [] SEWAGE ON GROUND [] TANK [] D BOX/HEADER [] DRAINFIELD
SYMPTOM: [] PLUMBING BACKUP (X) None

REMARKS/ADDITIONAL CRITERIA System inspected on 25 JAN 14 TANK Pumped.
Levels IN TANK normal. on this day system working as designed.

1350 TANK HAS BAFFLE. 3 TRENCHES 3' wide x 45', 55', 65' 495 FT

SUBMITTED BY: Keith HAMILTON TITLE/LICENSE SM 089 06 99 DATE: 25 JAN 14
DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-220-4765

BUILDING PERMIT CARD

**THIS CARD MUST BE POSTED IN A CONSPICUOUS PLACE IN PLAIN
VIEW FROM THE STREET PRIOR TO BEGINNING ANY WORK**

A FINAL INSPECTION IS REQUIRED FOR ALL PERMITS

PERMIT NUMBER:	10774	DATE ISSUED:	02/19/2014
SCOPE OF WORK:	ADDITION TO SINGLE FAMILY RESIDENCE		
CONTRACTOR:	GLENMARK HOMES, INC.		
PARCEL CONTROL NUMBER:	013841014000002308	SUBDIVISION	HILLCREST LOT 23
CONSTRUCTION ADDRESS:	114 HILLCREST TERRACE		
OWNER NAME:	JASON P STABLEY		
QUALIFIER:	GLEN HUTCHINS	CONTACT PHONE NUMBER:	772 225-7010

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A CERTIFIED COPY OF THE RECORDED NOTICE OF COMMENCEMENT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO THE FIRST REQUESTED INSPECTION.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

**24 HOUR NOTICE REQUIRED FOR INSPECTIONS – ALL CONSTRUCTION DOCUMENTS MUST BE AVAILABLE ON SITE
CALL 287-2455 - 8:00AM TO 4:00PM INSPECTIONS: 9:00AM TO 3:00PM – MONDAY THROUGH FRIDAY**

INSPECTIONS

UNDERGROUND PLUMBING	_____	UNDERGROUND GAS	_____
UNDERGROUND MECHANICAL	_____	UNDERGROUND ELECTRICAL	_____
STEM-WALL FOOTING	_____	FOOTING	_____
SLAB	_____	TIE BEAM/COLUMNS	_____
ROOF SHEATHING	_____	WALL SHEATHING	_____
TIE DOWN /TRUSS ENG	_____	INSULATION	_____
WINDOW/DOOR BUCKS	_____	LATH	_____
ROOF DRY-IN/METAL	_____	ROOF TILE IN-PROGRESS	_____
PLUMBING ROUGH-IN	_____	ELECTRICAL ROUGH-IN	_____
MECHANICAL ROUGH-IN	_____	GAS ROUGH-IN	_____
FRAMING	_____	METER FINAL	_____
FINAL PLUMBING	_____	FINAL ELECTRICAL	_____
FINAL MECHANICAL	_____	FINAL GAS	_____
FINAL ROOF	_____	BUILDING FINAL	_____

ALL RE-INSPECTION FEES AND ADDITIONAL INSPECTION REQUESTS WILL BE CHARGED TO THE PERMIT HOLDER. THE CONTRACTOR OR OWNER /BUILDER MUST SCHEDULE A FINAL INSPECTION. FAILURE TO RECEIVE A SUCCESSFUL FINAL INSPECTION WILL RESULT IN PERMIT RENEWAL FEES, FINES, AND OR DENIAL OF FUTURE BUILDING PERMITS TO THE CONTRACTOR OR OWNER /BUILDER.



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-220-4765

BUILDING PERMIT RECEIPT

PERMIT NUMBER:	10774
ADDRESS	114 HILLCREST TERRACE
DATE 02/19/2014	SCOPE OF WORK ADDITION TO SINGLE FAMILY HOME

SINGLE FAMILY OR ADDITION /REMODEL	Declared Value	\$	75,000.00
Plan Submittal Fee (\$350.00 SFR, \$175.00 Remodel < \$200K)		\$	
(No plan submittal fee when value is less than \$100,000)			
Total square feet air-conditioned space: (@ \$121.75 per sq. ft.)	s.f.		88,877.50
Total square feet non-conditioned space, or interior remodel: (@ \$59.81 per sq. ft.)	s.f.		
Total square feet remodel with new trusses: @ \$90.78 per sq. ft.	\$		
Total Construction Value:	\$		88,877.50
Building fee: (2% of construction value SFR or >\$200K)	\$		
Building fee: (1% of construction value < \$200K + \$100 per insp.)			888.77
Total number of inspections (Value < \$200K)@\$100ea	12	\$	1,200.00
Dept. of Comm. Affairs Fee: (1.5% of permit fee - \$2.00 min	\$		31.33
DBPR Licensing Fee: (1.5% of permit fee - \$2.00 min.)	\$		31.33
Road impact assessment: (.04% of construction value - \$5 min.)			35.55
Martin County Impact Fee:	\$		
TOTAL BUILDING PERMIT FEE:	\$		2,186.98

ACCESSORY PERMIT	Declared Value:	\$	
Total number of inspections @ \$100.00 each			
Dept. of Comm. Affairs Fee: (1.5% of permit fee - \$2.00 min	\$		
DBPR Licensing Fee: (1.5% of permit fee - \$2.00 min.)	\$		
Road impact assessment: (.04% of construction value - \$5 min.)	\$		
TOTAL ACCESSORY PERMIT FEE:	\$		

Pa 2/21/14
CK 7091

EMAIL - HUTCHINS GLEN @ COMCAST.NET

Town of Sewall's Point	
BUILDING PERMIT APPLICATION	
Date: <u>1/30/14</u>	Permit Number: <u>10774</u>
OWNER/LESSEE NAME: <u>DR JASON STABLEY</u>	Phone (Day) <u>214-7492</u> (Fax) _____
Job Site Address: <u>104 HILLCREST TR</u>	City: <u>SEWALLS PT</u> State: <u>FL</u> Zip: <u>34496</u>
Legal Description: <u>HILLCREST, LOT-23, SP-03</u>	Parcel Control Number: <u>01-38-41-014-000-00230-8</u>
Fee Simple Holder Name: _____	Address: _____
City: _____ State: _____ Zip: _____	Telephone: _____
*SCOPE OF WORK (PLEASE BE SPECIFIC): <u>ADDITION</u> See ATTACHMENT	
WILL OWNER BE THE CONTRACTOR? (If yes, Owner Builder questionnaire must accompany application) YES _____ NO ☒	COST AND VALUES: (Required on ALL permit applications) Estimated Value of Improvements: \$ <u>25,000</u> <u>18,877.50</u> (Notice of Commencement required when over \$2500 prior to first inspection, \$7,500 on HVAC change-out) Is subject property located in flood hazard area? VE10 _____ AE9 _____ AE8 ☒ FOR ADDITIONS, REMODELS AND RE-ROOF APPLICATIONS ONLY: Estimated Fair Market Value prior to improvement: \$ _____ (Fair Market Value of the Primary Structure only, Minus the land value) PRIVATE APPRAISALS MUST BE SUBMITTED WITH PERMIT APPLICATION
Has a Zoning Variance ever been granted on this property? YES _____ (YEAR) _____ NO ☒ (Must include a copy of all variance approvals with application)	
Construction Company: <u>GLENMARK HOMES INC</u>	Phone: <u>225-7010</u> Fax: <u>225-7010</u>
Qualifiers name: <u>GLEN HUTCHINS</u>	Street: <u>P.O. BOX 654</u> City: <u>STUART</u> State: <u>FL</u> Zip: <u>34995</u>
State License Number: <u>CBC 056057</u>	OR: Municipality: _____ License Number: _____
LOCAL CONTACT: <u>GLEN HUTCHINS</u>	Phone Number: <u>341-2750</u>
DESIGN PROFESSIONAL: <u>GARY POWELL</u>	Fla. License# _____
Street: <u>#16 SAVER DR</u>	City: <u>SEWALLS PT</u> State: <u>FL</u> Zip: <u>34496</u> Phone Number: <u>223-1755</u>
AREAS SQUARE FOOTAGE: Living: <u>780</u> Garage: _____ Covered Patios/ Porches: _____ Enclosed Storage: _____	
Carport: _____ Total under Roof: _____ Elevated Deck: _____ Enclosed area below BFE: _____ * Enclosed non-habitable areas below the Base Flood Elevation greater than 300 sq. ft. require a Non-Conversion Covenant Agreement.	
CODE EDITIONS IN EFFECT THIS APPLICATION: Florida Building Code (Structural, Mechanical, Plumbing, Existing, Gas): <u>2010</u> National Electrical Code: <u>2008</u> , Florida Energy Code: <u>2010</u> , Florida Accessibility Code: <u>2010</u> , Florida Fire Prevention Code: <u>2010</u>	
WARNINGS TO OWNERS AND CONTRACTORS: 1. YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. WHEN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. 2. IT IS YOUR RESPONSIBILITY TO DETERMINE IF YOUR PROPERTY IS ENCUMBERED BY ANY DEED RESTRICTIONS. SOME RESTRICTIONS APPLICABLE TO THIS PROPERTY MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY OR THE TOWN OF SEWALL'S POINT. THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES. 3. BUILDING PERMITS FOR SINGLE FAMILY RESIDENCES AND SUBSTANTIAL IMPROVEMENTS TO SINGLE FAMILY RESIDENCES ARE VALID FOR A PERIOD OF 24 MONTHS. RENEWAL FEES WILL BE ASSESSED AFTER 24 MONTHS PER TOWN ORDINANCE 60-95. 4. THIS PERMIT WILL BECOME NULL AND VOID IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER THE WORK IS COMMENCED. ADDITIONAL FEES WILL BE ASSESSED ON ANY PERMIT THAT BECOMES NULL AND VOID. REF. FBC 2007 SECT. 105.4.1, 105.4.1.1 - .5.	
*****A FINAL INSPECTION IS REQUIRED ON ALL BUILDING PERMITS*****	
AFFIDAVIT: APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO THE WORK AS SPECIFICALLY INDICATED ABOVE. I CERTIFY THAT NO WORK OR INSTALLATION HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE TOWN OF SEWALL'S POINT DURING THE BUILDING PROCESS.	
OWNER/AGENT/LESSEE - NOTARIZED SIGNATURE: X <u>[Signature]</u> State of Florida, County of: <u>Martin</u> On This the <u>30</u> day of <u>January</u> , 20 <u>14</u> by <u>Jason P. Stabley</u> who is personally known to me or produced <u>FL D.L.</u> As identification: <u>[Signature]</u> Notary Public: <u>[Signature]</u> DD 885961 EXPIRES Apr. 26, 2014	CONTRACTOR/LICENSEE NOTARIZED SIGNATURE: X <u>[Signature]</u> State of Florida, County of: <u>Martin</u> On This the <u>7</u> day of <u>February</u> , 20 <u>14</u> by <u>Glen Hutchins</u> who is personally known to me or produced <u>FL D.L.</u> As identification: <u>[Signature]</u> Notary Public: <u>[Signature]</u> STATE OF FLORIDA Commission Expires <u>3.18.14</u> Comm# EE134449
SINGLE FAMILY PERMIT APPLICATIONS MUST BE ISSUED WITHIN 180 DAYS OF APPROVAL NOTIFICATION (FBC 105.3.4) ALL OTHER APPLICATIONS WILL BE CONSIDERED ABANDONED AFTER 180 DAYS (FBC 105.3.2) - PLEASE PICK UP YOUR PERMIT PROMPTLY!	



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-2204765

IMPORTANT NOTICE

MINIMUM CONSTRUCTION VALUE DETERMINATION METHOD

FEBURARY 2011

THE BUILDING DEPARTMENT COLLECTS PERMIT FEES BASED ON DECLARED CONSTRUCTION VALUE. IN ORDER TO STANDARDIZE THESE VALUES, THE METHOD USED TO DETERMINE THE MINIMUM VALUES WILL BE AN AVERAGE CALCULATION OF THE INTERNATIONAL CODE COUNCIL GUIDELINES EFFECTIVE FEBRUARY 2011. ANY UPDATES TO THIS METHOD WILL BE BASED ON FUTURE VERSIONS OF THE CODE AND THESE GUIDELINES.

SINCE THESE CALCULATIONS ARE BASED ON THE NINE CONSTRUCTION TYPES FOR RESIDENTIAL AND COMMERCIAL BUILDINGS AND THEIR OCCUPANCIES, IT IS NECESSARY FOR THE BUILDING DEPARTMENT TO STREAMLINE THIS PROCESS FOR RESIDENTIAL APPLICATIONS. COMMERCIAL APPLICATIONS HOWEVER, WILL NOT BE AVERAGED AND BASED ON ACTUAL CONSTRUCTION TYPES AND OCCUPANCY.

USING THE AVERAGE OF THE SIX CONSTRUCTION TYPE VALUES, ALL RESIDENTIAL PERMIT FEES ARE TO BE BASED ON THE FOLLOWING MINIMUM VALUES:

1. SINGLE FAMILY NEW CONSTRUCTION VALUE (AIR CONDITIONED SPACE) \$121.75/SQ. FT.
2. SINGLE FAMILY GARAGE, PORCHES, ETC. (UNCONDITIONED SPACE) \$59.81/SQ. FT.
3. COMPLETE REMODEL/GUT OF CONDITIONED SPACE \$59.81/SQ. FT.
4. COMPLETE REMODEL/GUT INCLUDING NEW TRUSSES \$90.78/ SQ. FT.
5. SINGLE FAMILY HOMES IN THE FLOOD HAZARD AREA ARE ASSESSED WITH A MULTIPLIER TO REFLECT INCREASED CONSTRUCTION COSTS (VE-ZONE x 1.15, AE-ZONE x 1.07)

ANY APPLICATIONS NOT COMPLYING WITH THE ABOVE FORMULA MUST BE ACCOMPANIED BY VERIFIABLE DATA TO JUSTIFY LOWER CONSTRUCTION VALUES. ALL OTHER APPLICATIONS BELOW THE MINIMUM WILL BE ADJUSTED BY THE BUILDING DEPARTMENT PRIOR TO PERMIT ISSUANCE.

THE INFORMATION USED FOR THE BASIS OF VALUE DETERMINATION IS AVAILABLE AT <http://www.iccsafe.org/cs/techservices>. A COPY OF THIS DOCUMENT IS ALSO AVAILABLE AT TOWN HALL.

JOHN R. ADAMS
BUILDING OFFICIAL

730
x 121.75
88,877.50

**Martin County, Florida
Laurel Kelly, C.F.A***generated on 2/18/2014 9:50:41 AM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
01-38-41-014-000-00230-8	17870	114 HILLCREST TERR, SEWALL'S POINT	\$548,430	2/15/2014

Owner Information

Owner(Current)	STABLEY JASON P & SARA S
Owner/Mail Address	114 HILLCREST TER STUART FL 34996
Sale Date	12/15/2003
Document Book/Page	1849 0298
Document No.	1715856
Sale Price	635000

Location/Description

Account #	17870	Map Page No.	SP-03
Tax District	2200	Legal Description	HILLCREST, LOT 23
Parcel Address	114 HILLCREST TERR, SEWALL'S POINT		
Acres	.4630		

Parcel Type

Use Code	0100 Single Family
Neighborhood	120100 Hillcrest, Noni Est, West End

Assessment Information

Market Land Value	\$180,000
Market Improvement Value	\$368,430
Market Total Value	\$548,430



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
 One S. Sewall's Point Road
 Sewall's Point, Florida 34996
 Tel 772-287-2455 Fax 772-220-4765

SUBCONTRACTORS LIST
 RESIDENTIAL, ADDITIONS, COMMERCIAL

TOWN OF SEWALL'S POINT
 BUILDING DEPARTMENT
 FILE COPY

APPLICANT'S NAME GLENMARK HOMES INC BLDG. PERMIT # _____

MAILING ADDRESS 114 HILLCREST AVE, SEWALLS PT, FLA

PLEASE PROVIDE A PRELIMINARY SUBCONTRACTORS LIST FOR VERIFICATION. THIS LIST WILL BE RETURNED TO YOU WHEN THE BUILDING PERMIT IS ISSUED TO ENABLE YOU TO COMPLETE AND RETURN TO THE BUILDING DEPARTMENT. WE REQUIRE, PRIOR TO STARTING WORK, UPDATES, CHANGES AND ADDITIONS THROUGHOUT CONSTRUCTION. USING UNLICENSED CONTRACTORS OR SUBCONTRACTORS MAY PREVENT YOU FROM BEING ELIGIBLE FOR INSPECTIONS AND OR A CERTIFICATE OF OCCUPANCY. FOR INFORMATION CONTACT THE CONTRACTOR'S LICENSING OFFICE AT (772) 288-5482 OR (772) 288-5917. PLEASE INCLUDE ALL MUNICIPAL COMPETENCY CARD NUMBERS OR STATE CERTIFICATION NUMBERS. (NOT OCCUPATIONAL LICENSE NUMBERS)

	TYPE	COMPANY NAME	LICENSE NUMBER
CFO	CONCRETE - FORM		
CFI	- FINISH	GLENMARK HOMES INC	CBC-056057
BM	BLOCK MASON	OCEANSIDE MASONRY	CBC1506132
CB	COLUMNS & BEAMS	GLENMARK HOMES INC	CBC-056057
CA	CARPENTRY ROUGH	" "	" "
GD	GARAGE DOOR		
DH	DRYWALL - HANG	GLENMARK HOMES INC	CBC-056057
DF	- FINISH		
IN	INSULATION	DAVIDSON	MCIN00375
LA	LATHING	PAWM CITY PLASTERING	MCP5003049
FI	FIREPLACE		
PAV	PAVERS		
AL	ALUMINUM		
LP	LP GAS		
PAV	PAINTING	MES PAINTING	PTG-4728
PL	PLASTER & STUCCO	PAWM CITY PLASTERING	MCP5003049
ST	STAIRS & RAILS		
RO	ROOFING	ALL AMERICAN	CCC-1329384
TM	TILE & MARBLE	GLENMARK HOMES	CBC-056057
WD	WINDOWS & DOORS	" "	" "
PLU	* PLUMBING	MASTER PLUMBING	CFC1428579
AC	* HARV	ST LUCIE HEATING & AIR	CAC1815179
EL	* ELECTRICAL	PNO CONTROL	MCME5826



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-220-4765

AL	* LOW VOLTAGE BURGLAR ALARM		
VS	VACUUM SOUND	—	—
IR	* IRRIGATION	—	—
SH	SHUTTERS	—	—

* REQUIRES SEPARATE VERIFICATION FORMS.

I CERTIFY THAT THE INFORMATION STATED ON THE SUBCONTRACTORS' LIST IS ACCURATE AND THAT ALL WORK WILL BE PERFORMED BY MUNICIPAL OR STATE LICENSED CONTRACTORS. I UNDERSTAND THAT A COMPLETE NOTARIZED SUBCONTRACTORS LIST IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SIGNATURE OF CONTRACTOR
(OR OWNER BUILDER IF APPLICABLE)

STATE OF Florida
COUNTY OF Martin

SWORN TO AND SUBSCRIBED before me this 7 day
of February, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-18-14



KIMBERLY A. WALKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE134449
Expires 3/18/2014



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-2204765

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

CONTRACTOR OR OWNER /BUILDER ASBESTOS NOTIFICATION STATEMENT

Date: 1/30/14

Building Permit # _____

Site Address: 114 HILLCREST TER, SEWALLS PT, FL, 34996.

FBC 104.1.10 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of s. 469.003 Florida Statutes and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with state and federal law. 469.003 License required.--

(1) No person may conduct an asbestos survey, develop an operation and maintenance plan, or monitor and evaluate asbestos abatement unless trained and licensed as an asbestos consultant as required by this chapter.

(2)(a) No person may prepare asbestos abatement specifications unless trained and licensed as an asbestos consultant as required by this chapter.

(b) Any person engaged in the business of asbestos surveys prior to October 1, 1987, who has been certified by the Department of Labor and Employment Security as a certified asbestos surveyor, and who has complied with the training requirements of s. 469.013(1)(b), may provide survey services as described in s. 255.553(1), (2), and (3). The Department of Labor and Employment Security may, by rule, establish violations, disciplinary procedures, and penalties for certified asbestos surveyors.

(3) No person may conduct asbestos abatement work unless licensed by the department under this chapter as an asbestos contractor, except as otherwise provided in this chapter.

FBC 105.3.6 Asbestos removal. (Owner /Builder Exemption)

Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form: **Disclosure Statement:** State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

____ Contractor or ☒ Owner/Builder Signature Jim P. Stabley

Subscribed and sworn to before me this 30 day of January, 20 14, personally appeared

Jason P. Stabley who is personally known to me or produced FL D.C. as

identification, and who did/did not take an oath.

Notary Public Signature Kathryn A. Barbera



NOTICE OF COMMENCEMENT

TO BE COMPLETED WHEN CONSTRUCTION VALUE EXCEEDS \$2,500.00 (\$7,500 Mechanical)

PERMIT #: _____ TAX FOLIO #: 01-38-41-014-000-00230-8

STATE OF FLORIDA

COUNTY OF MARTIN

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY, AND IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

LEGAL DESCRIPTION OF PROPERTY (AND STREET ADDRESS IF AVAILABLE):

HILLCREST, LOT-23, SP-03

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

GENERAL DESCRIPTION OF IMPROVEMENT:

ADDITION

OWNER NAME OR LESSEE INFORMATION, IF LESSEE CONTRACTED FOR THE IMPROVEMENT

NAME: DR. JASON STABLEY

ADDRESS: 114 HILLCREST TER, SEWALLS PT, FL, 38986

PHONE NUMBER: _____ FAX NUMBER: _____

INTEREST IN PROPERTY: OWNER

NAME AND ADDRESS OF FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER):

CONTRACTOR: GLENMARK HOMES INC / GLEN HUTCHINS

ADDRESS: P.O. BOX 654, STUART FL, 34995

PHONE NUMBER: 225-7010 FAX NUMBER: 225-7010

SURETY COMPANY (IF APPLICABLE, A COPY OF THE PAYMENT BOND IS ATTACHED)

ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____

BOND AMOUNT: _____

LENDER/MORTGAGE COMPANY:

ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____

PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13 (1) (b), FLORIDA STATUTES:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES _____ OF _____ TO RECEIVE A COPY OF THE LIENOR'S NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES:

PHONE NUMBER: _____ FAX NUMBER: _____ EXPIRATION DATE OF NOTICE OF COMMENCEMENT: _____

EXPIRATION DATE MAY NOT BE BEFORE THE COMPLETION OF CONSTRUCTION AND FINAL PAYMENT TO CONTRACTOR BUT WILL BE ONE (1) YEAR FROM THE DATE OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF (SECTION 92.525, FLORIDA STATUTES).

SIGNATURE OF OWNER OR LESSEE OR OWNER'S AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER/ATTORNEY-IN-FACT

SIGNATORY'S TITLE/OFFICE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF JANUARY 2014

BY: Jason P. Stabley AS Owner FOR _____

NAME OF PERSON

TYPE OF AUTHORITY

PARTY ON BEHALF OF WHOM INSTRUMENT

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION: _____ TYPE OF IDENTIFICATION PRODUCED FL D.L.

Notary Signature/Seal
NOTARY SIGNATURE/ SEAL



STATE OF FLORIDA
MARTIN COUNTY
THIS IS TO CERTIFY THAT THE
FOREGOING INSTRUMENT IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.
CAROLYN TIMMANN, CLERK

INSTR # 2439538 OR BK 2701 PG 2323 RECD 02/10/2014 08:26:19 AM
(1 Pgs)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC \$0.00, MTG DOC \$0.00, INTANGIBLE \$0.00

D.C. _____
BY: Carolyn Timmann CLERK
41-01-2 EALD

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: STABLEY ADDITION Street: 114 HILLCREST TERRACE City, State, Zip: SEWALLS POINT, FL, Owner: Design Location: FL, West Palm Beach	Builder Name: Permit Office: Permit Number: Jurisdiction:
--	--

<table style="width: 100%;"> <tr> <td style="width: 30%;">1. New construction or existing</td> <td style="width: 30%;">Addition</td> <td style="width: 40%;"></td> </tr> <tr> <td>2. Single family or multiple family</td> <td>Single-family</td> <td></td> </tr> <tr> <td>3. Number of units, if multiple family</td> <td>1</td> <td></td> </tr> <tr> <td>4. Number of Bedrooms(Bedrms In Addition)</td> <td>1(1)</td> <td></td> </tr> <tr> <td>5. Is this a worst case?</td> <td>No</td> <td></td> </tr> <tr> <td>6. Conditioned floor area above grade (ft²)</td> <td>678</td> <td></td> </tr> <tr> <td>Conditioned floor area below grade (ft²)</td> <td>0</td> <td></td> </tr> <tr> <td>7. Windows(85.0 sqft.)</td> <td>Description</td> <td>Area</td> </tr> <tr> <td>a. U-Factor:</td> <td>Sgl, U=0.96</td> <td>85.00 ft²</td> </tr> <tr> <td>SHGC:</td> <td>SHGC=0.50</td> <td></td> </tr> <tr> <td>b. U-Factor:</td> <td>N/A</td> <td>ft²</td> </tr> <tr> <td>SHGC:</td> <td></td> <td></td> </tr> <tr> <td>c. U-Factor:</td> <td>N/A</td> <td>ft²</td> </tr> <tr> <td>SHGC:</td> <td></td> <td></td> </tr> <tr> <td>d. U-Factor:</td> <td>N/A</td> <td>ft²</td> </tr> <tr> <td>SHGC:</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Area Weighted Average Overhang Depth:</td> <td>2.000 ft</td> </tr> <tr> <td colspan="2">Area Weighted Average SHGC:</td> <td>0.500</td> </tr> <tr> <td>8. Floor Types (678.0 sqft.)</td> <td>Insulation</td> <td>Area</td> </tr> <tr> <td>a. Slab-On-Grade Edge Insulation</td> <td>R=0.0</td> <td>678.00 ft²</td> </tr> <tr> <td>b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>c. N/A</td> <td>R=</td> <td>ft²</td> </tr> </table>	1. New construction or existing	Addition		2. Single family or multiple family	Single-family		3. Number of units, if multiple family	1		4. Number of Bedrooms(Bedrms In Addition)	1(1)		5. Is this a worst case?	No		6. Conditioned floor area above grade (ft²)	678		Conditioned floor area below grade (ft²)	0		7. Windows(85.0 sqft.)	Description	Area	a. U-Factor:	Sgl, U=0.96	85.00 ft²	SHGC:	SHGC=0.50		b. U-Factor:	N/A	ft²	SHGC:			c. U-Factor:	N/A	ft²	SHGC:			d. U-Factor:	N/A	ft²	SHGC:			Area Weighted Average Overhang Depth:		2.000 ft	Area Weighted Average SHGC:		0.500	8. Floor Types (678.0 sqft.)	Insulation	Area	a. Slab-On-Grade Edge Insulation	R=0.0	678.00 ft²	b. N/A	R=	ft²	c. N/A	R=	ft²	<table style="width: 100%;"> <tr> <td style="width: 30%;">9. Wall Types (880.0 sqft.)</td> <td style="width: 30%;">Insulation</td> <td style="width: 40%;">Area</td> </tr> <tr> <td>a. Concrete Block - Int Insul, Exterior</td> <td>R=4.1</td> <td>880.00 ft²</td> </tr> <tr> <td>b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>c. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>d. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>10. Ceiling Types (678.0 sqft.)</td> <td>Insulation</td> <td>Area</td> </tr> <tr> <td>a. Under Attic (Vented)</td> <td>R=30.0</td> <td>678.00 ft²</td> </tr> <tr> <td>b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>c. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>11. Ducts</td> <td>R</td> <td>ft²</td> </tr> <tr> <td>a. Sup: Attic, Ret: Attic, AH: Main</td> <td>6</td> <td>135.6</td> </tr> <tr> <td>12. Cooling systems</td> <td>kBtu/hr</td> <td>Efficiency</td> </tr> <tr> <td>a. Central Unit</td> <td>19.5</td> <td>SEER:16.00</td> </tr> <tr> <td>13. Heating systems</td> <td>kBtu/hr</td> <td>Efficiency</td> </tr> <tr> <td>a. Electric Strip Heat</td> <td>15.5</td> <td>COP:1.00</td> </tr> <tr> <td>14. Hot water systems - None required</td> <td></td> <td></td> </tr> <tr> <td>a.</td> <td></td> <td>Cap: N/A</td> </tr> <tr> <td></td> <td></td> <td>EF: 0.000</td> </tr> <tr> <td>b. Conservation features</td> <td></td> <td></td> </tr> <tr> <td>15. Credits</td> <td></td> <td>Pstat</td> </tr> </table>	9. Wall Types (880.0 sqft.)	Insulation	Area	a. Concrete Block - Int Insul, Exterior	R=4.1	880.00 ft²	b. N/A	R=	ft²	c. N/A	R=	ft²	d. N/A	R=	ft²	10. Ceiling Types (678.0 sqft.)	Insulation	Area	a. Under Attic (Vented)	R=30.0	678.00 ft²	b. N/A	R=	ft²	c. N/A	R=	ft²	11. Ducts	R	ft²	a. Sup: Attic, Ret: Attic, AH: Main	6	135.6	12. Cooling systems	kBtu/hr	Efficiency	a. Central Unit	19.5	SEER:16.00	13. Heating systems	kBtu/hr	Efficiency	a. Electric Strip Heat	15.5	COP:1.00	14. Hot water systems - None required			a.		Cap: N/A			EF: 0.000	b. Conservation features			15. Credits		Pstat
1. New construction or existing	Addition																																																																																																																														
2. Single family or multiple family	Single-family																																																																																																																														
3. Number of units, if multiple family	1																																																																																																																														
4. Number of Bedrooms(Bedrms In Addition)	1(1)																																																																																																																														
5. Is this a worst case?	No																																																																																																																														
6. Conditioned floor area above grade (ft²)	678																																																																																																																														
Conditioned floor area below grade (ft²)	0																																																																																																																														
7. Windows(85.0 sqft.)	Description	Area																																																																																																																													
a. U-Factor:	Sgl, U=0.96	85.00 ft²																																																																																																																													
SHGC:	SHGC=0.50																																																																																																																														
b. U-Factor:	N/A	ft²																																																																																																																													
SHGC:																																																																																																																															
c. U-Factor:	N/A	ft²																																																																																																																													
SHGC:																																																																																																																															
d. U-Factor:	N/A	ft²																																																																																																																													
SHGC:																																																																																																																															
Area Weighted Average Overhang Depth:		2.000 ft																																																																																																																													
Area Weighted Average SHGC:		0.500																																																																																																																													
8. Floor Types (678.0 sqft.)	Insulation	Area																																																																																																																													
a. Slab-On-Grade Edge Insulation	R=0.0	678.00 ft²																																																																																																																													
b. N/A	R=	ft²																																																																																																																													
c. N/A	R=	ft²																																																																																																																													
9. Wall Types (880.0 sqft.)	Insulation	Area																																																																																																																													
a. Concrete Block - Int Insul, Exterior	R=4.1	880.00 ft²																																																																																																																													
b. N/A	R=	ft²																																																																																																																													
c. N/A	R=	ft²																																																																																																																													
d. N/A	R=	ft²																																																																																																																													
10. Ceiling Types (678.0 sqft.)	Insulation	Area																																																																																																																													
a. Under Attic (Vented)	R=30.0	678.00 ft²																																																																																																																													
b. N/A	R=	ft²																																																																																																																													
c. N/A	R=	ft²																																																																																																																													
11. Ducts	R	ft²																																																																																																																													
a. Sup: Attic, Ret: Attic, AH: Main	6	135.6																																																																																																																													
12. Cooling systems	kBtu/hr	Efficiency																																																																																																																													
a. Central Unit	19.5	SEER:16.00																																																																																																																													
13. Heating systems	kBtu/hr	Efficiency																																																																																																																													
a. Electric Strip Heat	15.5	COP:1.00																																																																																																																													
14. Hot water systems - None required																																																																																																																															
a.		Cap: N/A																																																																																																																													
		EF: 0.000																																																																																																																													
b. Conservation features																																																																																																																															
15. Credits		Pstat																																																																																																																													

Glass/Floor Area: 0.125	Total Proposed Modified Loads: 17.68	PASS
	Total Standard Reference Loads: 22.52	

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. PREPARED BY: <u>[Signature]</u> DATE: <u>2/10/2014</u> I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. OWNER/AGENT: _____ DATE: _____	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.  BUILDING OFFICIAL: <u>[Signature]</u> DATE: <u>2-11-14</u>
---	---

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with 403.2.2.1.1.
- Compliance requires completion of a Florida Air Barrier and Insulation Inspection Checklist

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

PROJECT											
Title:	STABLEY ADDITION			Bedrooms:	1		Address Type:	Street Address			
Building Type:	User			Conditioned Area:	678		Lot #				
Owner:				Total Stories:	1		Block/SubDivision:				
# of Units:	1			Worst Case:	No		PlatBook:				
Builder Name:				Rotate Angle:	45		Street:	114 HILLCREST TERR			
Permit Office:				Cross Ventilation:			County:	Martin			
Jurisdiction:				Whole House Fan:			City, State, Zip:	SEWALLS POINT , FL ,			
Family Type:	Single-family										
New/Existing:	Addition										
Comment:											
CLIMATE											
✓	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	2.5 %	Int Design Temp Winter	Summer	Heating Degree Days	Design Moisture	Daily Temp Range	
_____	FL, West Palm Beach	FL_WEST_PALM_BEAC	2	44	90	70	75	316	60	Medium	
BLOCKS											
	Number	Name	Area	Volume							
	1	Block1	678	6780							
SPACES											
	Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
	1	Main	678	6780	No	4	1	1	Yes	Yes	Yes
FLOORS											
✓	#	Floor Type	Space	Perimeter	R-Value	Area		Tile	Wood	Carpet	
_____	1	Slab-On-Grade Edge Insulatio	Main	84 ft	0	678 ft²	_____	0	0	1	
ROOF											
✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Hip	Composition shingles	734 ft²	0 ft²	Light	0.96	No	0.9	No	22.6
ATTIC											
✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC				
_____	1	Partial cathedral cei	Vented	300	678 ft²	N	N				
CEILING											
✓	#	Ceiling Type	Space	R-Value	Area	Framing Frac	Truss Type				
_____	1	Under Attic (Vented)	Main	30	678 ft²	0.11	Wood				

WALLS															
✓	#	Omt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor	Below Grade%
✓	1	N⇒NE	Exterior	Concrete Block - Int Insul	Main	4.0999	19		10		190.0 ft²		0	0.35	0
✓	2	NE⇒E	Exterior	Concrete Block - Int Insul	Main	4.0999	17		10		170.0 ft²		0	0.35	0
✓	3	E⇒SE	Exterior	Concrete Block - Int Insul	Main	4.0999	22		10		220.0 ft²		0	0.35	0
✓	4	SE⇒S	Exterior	Concrete Block - Int Insul	Main	4.0999	4		10		40.0 ft²		0	0.35	0
✓	5	S⇒SW	Exterior	Concrete Block - Int Insul	Main	4.0999	12		10		120.0 ft²		0	0.35	0
✓	6	W⇒NW	Exterior	Concrete Block - Int Insul	Main	4.0999	14		10		140.0 ft²		0	0.35	0

DOORS											
✓	#	Omt	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
✓	1	W⇒NW	Insulated	Main	None	.46	3		8		24 ft²

WINDOWS													
Orientation shown is the entered orientation (⇒) changed to As Built (rotated 45 degrees).													
✓	#	Omt	Wall ID	Frame	Panels	NFRC	U-Factor	SHGC	Area	Overhang Depth	Separation	Int Shade	Screening
✓	1	N⇒NE	1	Metal	Single (Tinted)	Yes	0.96	0.5	40.0 ft²	2 ft 0 in	1 ft 0 in	None	None
✓	2	E⇒SE	3	Metal	Single (Tinted)	Yes	0.96	0.5	15.0 ft²	2 ft 0 in	1 ft 0 in	None	None
✓	3	S⇒SW	5	Metal	Single (Tinted)	Yes	0.96	0.5	30.0 ft²	2 ft 0 in	1 ft 0 in	None	None

INFILTRATION								
#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Best Guess	.0005	889.2	48.82	91.81	.345	7.869

HEATING SYSTEM							
✓	#	System Type	Subtype	Efficiency	Capacity	Block	Ducts
✓	1	Electric Strip Heat	None	COP: 1	15.5 kBtu/hr	1	sys#1

COOLING SYSTEM									
✓	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
✓	1	Central Unit	None	SEER: 16	19.5 kBtu/hr	585 cfm	0.75	1	sys#1

SOLAR HOT WATER SYSTEM							
✓	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
✓					ft²		

DUCTS														
✓ #	— Supply —			— Return —			Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC #	
	Location	R-Value	Area	Location	Area	Heat							Cool	
1	Attic	6	135.6 ft	Attic	33.9 ft²	Default Leakage	Main	(Default)	(Default)				1	1
TEMPERATURES														
Programable Thermostat: Y Ceiling Fans:														
Cooling Heating Venting	☒ Jan ☐ Jan ☐ Jan	☒ Feb ☐ Feb ☐ Feb	☒ Mar ☐ Mar ☐ Mar	☐ Apr ☐ Apr ☒ Apr	☐ May ☐ May ☐ May	☒ Jun ☐ Jun ☐ Jun	☒ Jul ☐ Jul ☐ Jul	☒ Aug ☐ Aug ☐ Aug	☒ Sep ☐ Sep ☐ Sep	☐ Oct ☐ Oct ☒ Oct	☐ Nov ☐ Nov ☒ Nov	☐ Dec ☐ Dec ☒ Dec		
Thermostat Schedule: HERS 2006 Reference Hours														
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12	
Cooling (WD)	AM PM	78 80	78 80	78 78	78 78	78 78	78 78	78 78	78 78	80 78	80 78	80 78	80 78	
Cooling (WEH)	AM PM	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	
Heating (WD)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66	
Heating (WEH)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66	
MECHANICAL VENTILATION														
Type	Supply CFM	Exhaust CFM	Fan Watts	HRV	Heating System		Run Time	Cooling System						
None	0	0		0	1 - Electric Strip Heat		0%	1 - Central Unit						

Florida Code Compliance Checklist
 Florida Department of Business and Professional Regulations
 Residential Whole Building Performance Method

ADDRESS: 114 HILLCREST TERRACE
 SEWALLS POINT, FL.

PERMIT #:

MANDATORY REQUIREMENTS SUMMARY - See individual code sections for full details.

COMPONENT	SECTION	SUMMARY OF REQUIREMENT(S)	CHECK
Air leakage	402.4	To be caulked, gasketed, weatherstripped or otherwise sealed. Recessed lighting IC-rated as meeting ASTM E 283. Windows and doors = 0.30 cfm/sq.ft. Testing or visual inspection required. Fireplaces: gasketed doors & outdoor combustion air. Must complete envelope leakage report or visually verify Table 402.4.2.	
Thermostat & controls	403.1	At least one thermostat shall be provided for each separate heating and cooling system. Where forced-air furnace is primary system, programmable thermostat is required. Heat pumps with supplemental electric heat must prevent supplemental heat when compressor can meet the load.	
Ducts	403.2.2 403.3.3	All ducts, air handlers, filter boxes and building cavities which form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section 503.2.7.2 of this code. Building framing cavities shall not be used as supply ducts.	
Water heaters	403.4	Heat trap required for vertical pipe risers. Comply with efficiencies in Table 403.4.3.2. Provide switch or clearly marked circuit breaker (electric) or shutoff (gas). Circulating system pipes insulated to = R-2 + accessible manual OFF switch.	
Mechanical ventilation	403.5	Homes designed to operate at positive pressure or with mechanical ventilation systems shall not exceed the minimum ASHRAE 62 level. No make-up air from attics, crawlspaces, garages or outdoors adjacent to pools or spas.	
Swimming Pools & Spas	403.9	Pool pumps and pool pump motors with a total horsepower (HP) of = 1 HP shall have the capability of operating at two or more speeds. Spas and heated pools must have vapor-retardant covers or a liquid cover or other means proven to reduce heat loss except if 70% of heat from site-recovered energy. Off/timer switch required. Gas heaters minimum thermal efficiency=78% (82% after 4/16/13). Heat pump pool heaters minimum COP= 4.0.	
Cooling/heating equipment	403.6	Sizing calculation performed & attached. Minimum efficiencies per Tables 503.2.3. Equipment efficiency verification required. Special occasion cooling or heating capacity requires separate system or variable capacity system. Electric heat >10kW must be divided into two or more stages.	
Ceilings/knee walls	405.2.1	R-19 space permitting.	

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 79

The lower the EnergyPerformance Index, the more efficient the home.

114 HILLCREST TERRACE, SEWALLS POINT, FL,

1. New construction or existing	Addition	9. Wall Types	Insulation	Area
2. Single family or multiple family	Single-family	a. Concrete Block - Int Insul, Exterior	R=4.1	880.00 ft ²
3. Number of units, if multiple family	1	b. N/A	R=	ft ²
4. Number of Bedrooms	1(1)	c. N/A	R=	ft ²
5. Is this a worst case?	No	d. N/A	R=	ft ²
6. Conditioned floor area (ft ²)	678	10. Ceiling Types	Insulation	Area
7. Windows**	Description	a. Under Attic (Vented)	R=30.0	678.00 ft ²
a. U-Factor:	Sgl, U=0.96	b. N/A	R=	ft ²
SHGC:	SHGC=0.50	c. N/A	R=	ft ²
b. U-Factor:	N/A	11. Ducts		R ft ²
SHGC:		a. Sup: Attic, Ret: Attic, AH: Main		6 135.6
c. U-Factor:	N/A	12. Cooling systems	kBtu/hr	Efficiency
SHGC:		a. Central Unit	19.5	SEER:16.00
d. U-Factor:	N/A	13. Heating systems	kBtu/hr	Efficiency
SHGC:		a. Electric Strip Heat	15.5	COP:1.00
Area Weighted Average Overhang Depth:	2.000 ft.	14. Hot water systems - None required		Cap: N/A
Area Weighted Average SHGC:	0.500	a.		EF:
8. Floor Types	Insulation	b. Conservation features		
a. Slab-On-Grade Edge Insulation	R=0.0	15. Credits		Pstat
b. N/A	R=			
c. N/A	R=			

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida EnergyGauge Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the EnergyGauge web site at energygauge.com for information and a list of certified Raters. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section 303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

EnergyGauge® USA - FlaRes2010 Section 405.4.1 Compliant Software

Residential System Sizing Calculation

Summary

114 HILLCREST TERRACE
SEWALLS POINT, FL

Project Title:
STABLEY ADDITION

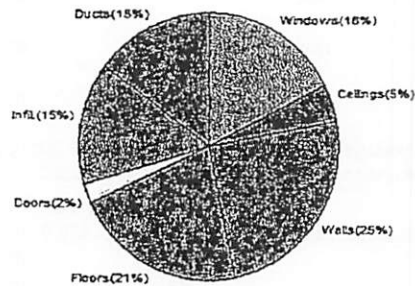
2/10/2014

Location for weather data: West Palm Beach, FL - Defaults: Latitude(26.68) Altitude(20 ft.) Temp Range(M)			
Humidity data: Interior RH (50%) Outdoor wet bulb (78F) Humidity difference(64gr.)			
Winter design temperature(MJ8 99%)	47 F	Summer design temperature(MJ8 99%)	90 F
Winter setpoint	70 F	Summer setpoint	75 F
Winter temperature difference	23 F	Summer temperature difference	15 F
Total heating load calculation	10698 Btuh	Total cooling load calculation	13426 Btuh
Submitted heating capacity	% of calc Btuh	Submitted cooling capacity	% of calc Btuh
Total (Electric Strip Heat)	144.9 15500	Sensible (SHR = 0.75)	150.4 14625
		Latent	131.7 4875
		Total	145.2 19500

WINTER CALCULATIONS

Winter Heating Load (for 678 sqft)

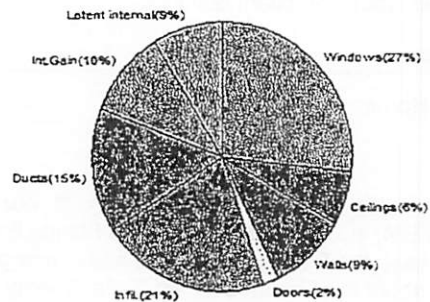
Load component		Load	
Window total	85 sqft	1877	Btuh
Wall total	771 sqft	2646	Btuh
Door total	24 sqft	254	Btuh
Ceiling total	678 sqft	497	Btuh
Floor total	678 sqft	2280	Btuh
Infiltration	62 cfm	1577	Btuh
Duct loss		1567	Btuh
Subtotal		10698	Btuh
Ventilation	0 cfm	0	Btuh
TOTAL HEAT LOSS		10698	Btuh



SUMMER CALCULATIONS

Summer Cooling Load (for 678 sqft)

Load component		Load	
Window total	85 sqft	3603	Btuh
Wall total	771 sqft	1266	Btuh
Door total	24 sqft	287	Btuh
Ceiling total	678 sqft	864	Btuh
Floor total		0	Btuh
Infiltration	47 cfm	771	Btuh
Internal gain		1380	Btuh
Duct gain		1553	Btuh
Sens. Ventilation	0 cfm	0	Btuh
Blower Load		0	Btuh
Total sensible gain		9724	Btuh
Latent gain(ducts)		468	Btuh
Latent gain(infiltration)		2035	Btuh
Latent gain(ventilation)		0	Btuh
Latent gain(internal/occupants/other)		1200	Btuh
Total latent gain		3703	Btuh
TOTAL HEAT GAIN		13426	Btuh



8th Edition

EnergyGauge® System Sizing

PREPARED BY: *[Signature]*

DATE: *2/10/2014*

EnergyGauge® / USRFBZ v3.1

System Sizing Calculations - Summer

Residential Load - Room by Room Component Details

114 HILLCREST TERRACE
SEWALLS POINT, FL

Project Title:
STABLEY ADDITION

2/10/2014

Reference City: West Palm Beach, FL Temperature Difference: 15.0F(MJ8 99%) Humidity difference: 64gr.

Component Loads for Room #1: Main

Window	Type*						Overhang		Window Area(sqft)			HTM		Load
	Panes	SHGC	U	InSh	IS	Orrt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
1	1 NFRC	0.50, 0.96	No	No	NE		2.0ft	1.0ft	40.0	0.0	40.0	25	49	1949 Btuh
2	1 NFRC	0.50, 0.96	No	No	SE		2.0ft	1.0ft	15.0	7.8	7.2	25	49	551 Btuh
3	1 NFRC	0.50, 0.96	No	No	SW		2.0ft	1.0ft	30.0	15.6	14.4	25	49	1103 Btuh
Window Total									85 (sqft)					3603 Btuh
Walls	Type	U-Value		R-Value		Area(sqft)			HTM		Load			
1	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	150.0			1.6		246 Btuh					
2	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	170.0			1.6		279 Btuh					
3	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	205.0			1.6		337 Btuh					
4	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	40.0			1.6		66 Btuh					
5	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	90.0			1.6		148 Btuh					
6	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	116.0			1.6		190 Btuh					
Wall Total									771 (sqft)			1266 Btuh		
Doors	Type	Area (sqft)			HTM		Load							
1	Insulated - Exterior	24.0			12.0		287 Btuh							
Door Total		24 (sqft)					287 Btuh							
Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load								
1	Vented Attic/Light/Shingle	0.032	30.0/0.0	678.0	1.27	864 Btuh								
Ceiling Total				678 (sqft)		864 Btuh								
Floors	Type	R-Value		Size	HTM	Load								
1	Slab On Grade	0.0		678 (ft-perimeter)	0.0	0 Btuh								
Floor Total				678.0 (sqft)		0 Btuh								
Zone Envelope Subtotal:						6019 Btuh								
Infiltration	Type	Wholehouse ACH		Volume(cuft)	Wall Ratio	CFM=	Load							
	Natural	0.41		6780	1.00	46.8	771 Btuh							
Internal gain	Occupants		Btuh/occupant		Appliance		Load							
	6		X 230		+ 1200		2580 Btuh							
Sensible Envelope Load:						9371 Btuh								
Duct load	Average sealed, Supply(R6.0-Attic), Return(R6.0-Attic)					(DGM of 0.190)	1781 Btuh							
Sensible Zone Load						11152 Btuh								

Manual J Summer Calculations

Residential Load - Component Details (continued)

114 HILLCREST TERRACE
SEWALLS POINT, FL

Project Title: STABLEY ADDITION
Climate: FL_WEST_PALM_BEACH_INTL_A

2/10/2014

Manual J Summer Calculations

Residential Load - Component Details (continued)

114 HILLCREST TERRACE
SEWALLS POINT, FL

Project Title: Climate:FL_WEST_PALM_BEACH_INTL_A
STABLEY ADDITION

2/10/2014

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	Sensible Envelope Load All Zones	8171 Btuh
	Sensible Duct Load	1553 Btuh
	Total Sensible Zone Loads	9724 Btuh
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	9724 Btuh
	Latent infiltration gain (for 64 gr. humidity difference)	2035 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	468 Btuh
	Latent occupant gain (6.0 people @ 200 Btuh per person)	1200 Btuh
	Latent other gain	0 Btuh
	Latent total gain	3703 Btuh
	TOTAL GAIN	13426 Btuh

EQUIPMENT

1. Central Unit	#	19500 Btuh
-----------------	---	------------

*Key: Window types (Panels - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
- For Draperies: Assume medium weave, half closed
- For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(1/2))
(Omt - compass orientation)



Version 8



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-2204765

**DESIGN CERTIFICATION FOR WIND LOAD
COMPLIANCE BY ARCHITECT OR ENGINEER OF RECORD**

PROJECT NAME Stabley Residence BLDG. PERMIT# _____
ADDRESS 114 Hillcrest Ter. SEWALLS POINT, FL OCCUPANCY TYPE Residential
CONST. TYPE 11A

STATEMENT

I certify that, to the best of my knowledge and belief, these plans and specifications have been designed to comply with the applicable structural portion of the Building Codes as amended, adopted, and enforced by The Town of Sewall's Point Building Department. I also certify that the structural components, systems, and related elements provide adequate resistance to the wind loads and forces specified by the current Code provisions. I hereby accept responsibility for the structural design.

DESIGN PARAMETERS AND ANALYSIS

CODE EDITIONS: 2010 ~~2004~~ FLORIDA BUILDING CODE W/ 2006 REVISIONS
CHAPTER 6 OF ASCE 7-02 7.10

BUILDING / STRUCTURE DESIGN AS: PARTIALLY ENCLOSED _____ ENCLOSED ☒ OPEN _____
WIND TUNNEL TEST _____ OTHER _____

BASIC WIND SPEED: EAST OF TURNPIKE 140 MPH 3 SECOND GUST 180

BUILDING CATEGORY I _____ II ☒ III _____ IV _____ OTHER _____

WIND IMPORTANCE/USE FACTOR 1.0

INTERNAL PRESSURE COEFFICIENT .18

GARAGE DOOR DESIGN PRESSURE NA +psf (positive) _____ -psf (negative) _____

DOOR DESIGN PRESSURE (INT. ZONE) _____ +psf _____ -psf (END ZONE) 44.0 +psf 58.1 -psf

WINDOW DESIGN PRESSURE (INT. ZONE) _____ +psf _____ -psf (END ZONE) 44.0 +psf 58.1 -psf

EXPOSURE B

IMPACT PROTECTION (EXTERIOR OPENINGS): APPROVED SHUTTERS _____ IMPACT RESIST. GLASS ☒

**NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND
SIMILAR ENVELOPE ELEMENTS MUST ALSO BE INDICATED ON CONSTRUCTION PLANS.**

As witnessed by my seal, I hereby certify that the above information is true and correct to the best of my knowledge.

NAME GARY PAVEL ARCHITECT

CERTIFICATION # 12125

DATE 2-11-14

DESIGN FIRM GARY PAVEL

OTHER _____

SEAL

[Handwritten Signature]
2-11-14



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-220-4765

PRODUCT APPROVAL CHECKLIST

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

Permit Type: _____ Permit Number: _____ Date 2/11/14

Owner's Name: Stabley Residney Job Site Location: 119 Hillcrest Terr

Design Professional Name A/E: GARY POWELL

Rule 9 B-72 requires the following information as promulgated by the Florida Building Commission. In the event that information required for product approval has been incorporated in to the plans, specifications or general notes; simply indicate page number on the affidavit.

Product	Model Number	Manufacturer	Evaluation Agency	Expiration Date
Windows	SH 700	PAT	MIAMI DADZ	May 26, 2016
Exit Doors	SLIP 770	PAT	MIAMI DADZ	Feb 17, 2015
Garage Doors	SLIP SL GL DR	PAT	MIAMI DADZ	Oct 19, 2017
Ridge Vents French	FD-101	PAT	MIAMI DADZ	
Soffits VR				
Skylights				
Shutters				
Roofing Materials Tile	Boral Tile Seal	Boral	MIAMI DADZ	7-31-17
Panel Walls Roof Tile	Estate S.	Entegra	FLORIDA	
Structural Components and Cladding HIPS RIBAC GARD	HIPS RIBAC	East Coast Metal	FLORIDA	
New/Alternative Materials				
NULL BAR	PAT changed extruded TUBE	PAT	MIAMI DADZ	May 26, 2016
	MILLION			

In accordance with the Florida Architects and Engineers product approval system, this affidavit certifies that I have performed the building envelope evaluation as required by the Florida Building Code.

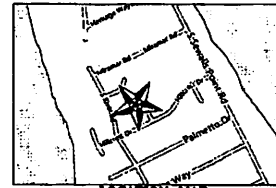
GARY POWELL
Architect/Engineer Signature & Seal

12125
FL Certification/Registration Number
Page 1 of 1

LEGAL DESCRIPTION

LOT 23, HILLCREST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 120164
PANEL: 0154
SUFFIX: F



LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.M. CONCRETE MONUMENT
- CATV CABLE RISER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.E. ELEVATION
- F.F. FINISHED FLOOR
- F.C.M. FOUND CONCRETE MONUMENT
- F.P.K. FOUND PARKER-KALON NAIL
- F.I.R. FOUND IRON ROD
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.T.S. NOT TO SCALE
- N.A.D. NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER-KALON NAIL
- R. RADIUS
- S.I.R. SET IRON ROD & CAP
- S.P.K. SET PARKER-KALON NAIL
- S.S. SHIP SPIKE
- T.A.H. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- T.Y.P. TYPICAL
- U.E. UTILITY EASEMENT
- U.P. UTILITY POLE
- C.L. CENTERLINE
- P.L. PROPERTY LINE
- N. AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE CONCRETE

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Clyde O. McNeal FSM #2883
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

SPECIFIC PURPOSE: SITE PLAN OF PROPOSED IMPROVEMENTS SURVEY OF

114 HILLCREST TERRACE
SEAWALLS POINT, FL 34996

PREPARED FOR
JASON STABLEY &
SARA STABLEY

6250 N. MILITARY TRAIL
SUITE 100
WEST PALM BEACH, FL 33411
www.compassurveying.net



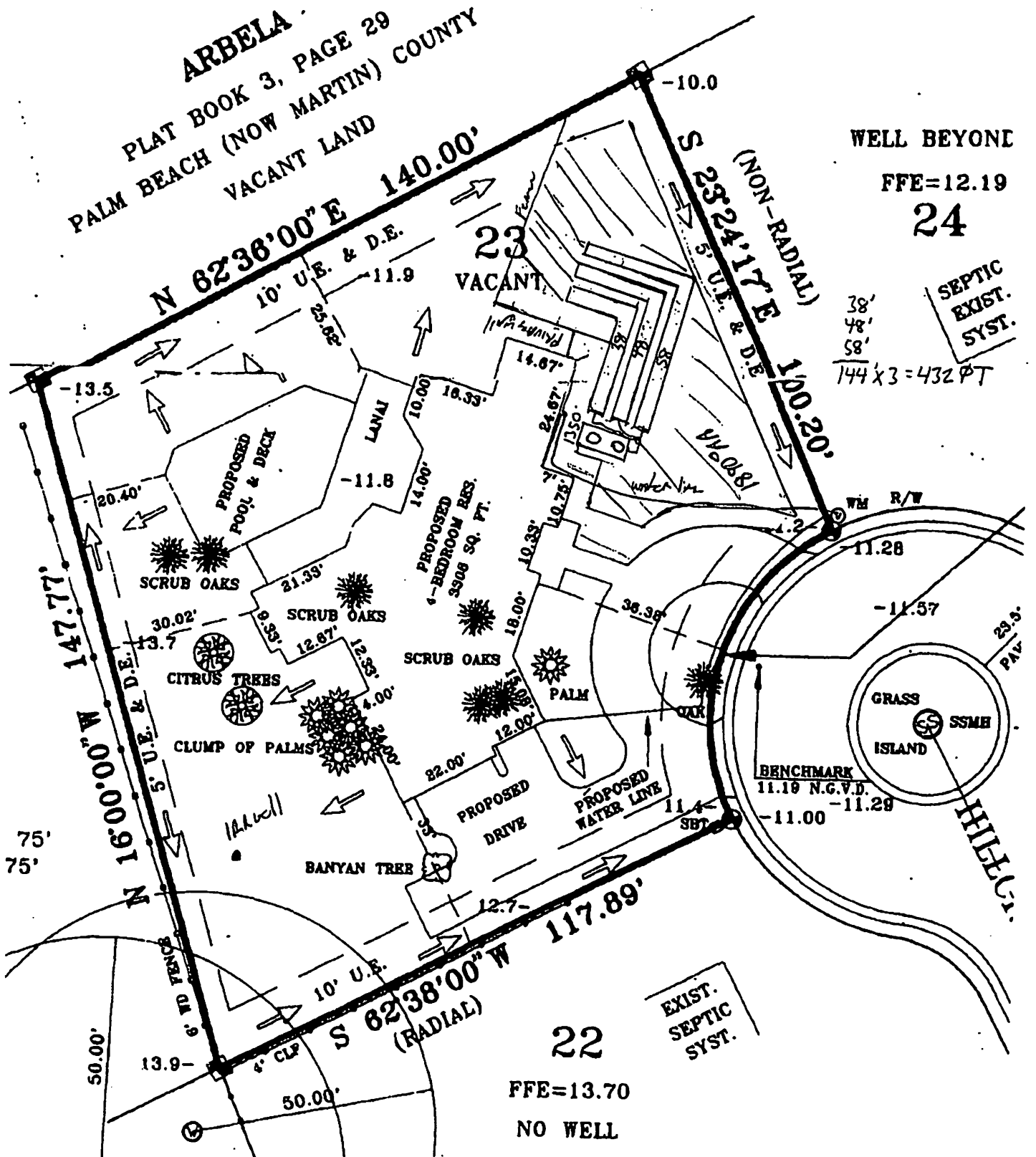
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

1/30 SCALE



SITE PLAN 114 HILLCREST
KATH HAMILTON
JANIS M
5/10/81 0699

ARBELA
PLAT BOOK 3, PAGE 29
PALM BEACH (NOW MARTIN) COUNTY
VACANT LAND



1/30 SCALE



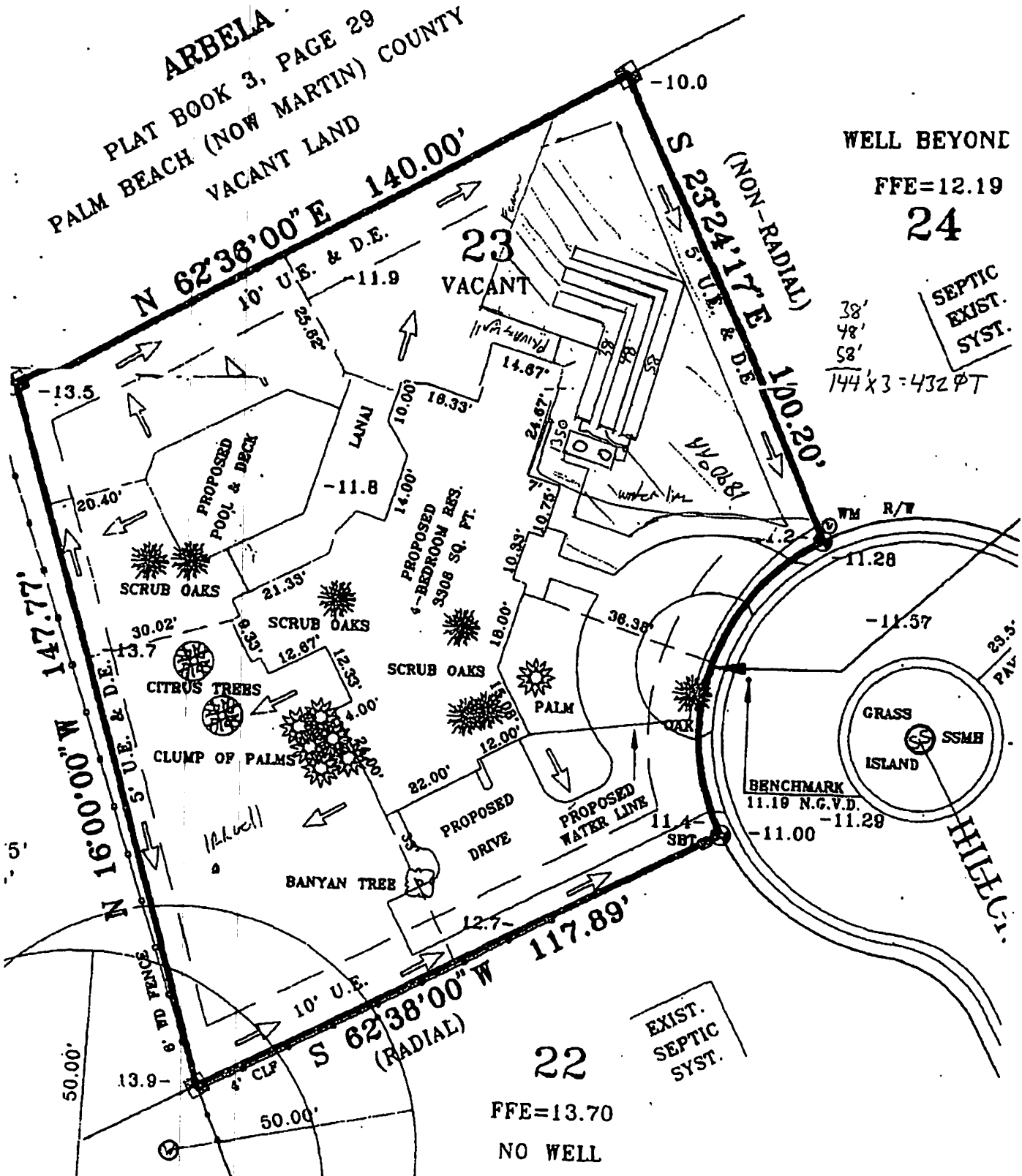
SITE PLAN 114 HILLCREST

KATHA HAMILTON
JAN 10 1994
S/70610649

ARBELA

PLAT BOOK 3, PAGE 29

PALM BEACH (NOW MARTIN) COUNTY
VACANT LAND



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

FOR FINAL APPROVAL TO BUILDING DEPARTMENT:

☒ **MARTIN COUNTY:** FAX 419-6934, PHONE 288-5489 ☐ **CITY OF STUART:** Fax 288-5388 Phone 288-5326

☐ **JUPITER ISLAND:** Fax 545-0188 Phone 545-0150 ☐ **SEWALLS POINT:** Fax 220-4765 Phone 2872455

FROM: Ray Cross DATE: 2/3/2013

☒ **SEPTIC SYSTEMS (SS)** ☐ **LIMITED USE PUBLIC WATER SYSTEM (57)**

HEALTH DEPT. PERMIT #**BUILDING DEPT. PERMIT #****LOCATION**

43-SS- 1517741

JASON STABLER

114 HILL CREST TR
STUART

43-57- _____

43-SS- _____

43-57- _____

43-SS- _____

43-57- _____

];environmental health/ostds/forms/fax

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

FOR FINAL APPROVAL TO BUILDING DEPARTMENT:

☒ **MARTIN COUNTY:** FAX 419-6934, PHONE 288-5489 ☐ **CITY OF STUART:** Fax 288-5388 Phone 288-5328
☐ **JUPITER ISLAND:** Fax 545-0188 Phone 545-0150 ☐ **SEWALLS POINT:** Fax 220-4765 Phone 2872455

FROM: Ray Cross DATE: 2/3/2014

☒ **SEPTIC SYSTEMS (SS)** ☐ **LIMITED USE PUBLIC WATER SYSTEM (57)**

HEALTH DEPT. PERMIT #**BUILDING DEPT. PERMIT #****LOCATION**

43-SS- 1517741

43-57- _____

JASON STABLER

174 HILL CREST TR
STUART

43-SS- _____

43-57- _____

43-SS- _____

43-57- _____

TOWN OF SEWALL'S POINT
BUILDING DEPARTMENT
FILE COPY

j:environmental health/ostds/forms/fax



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-2204765

REVISIONS - CORRECTIONS REQUEST FORM
MUST BE SUBMITTED FOR ALL CORRECTIONS AND REVISIONS

DATE: 3/5/14 PERMIT NUMBER: 10774
JOB ADDRESS: 114 HALLCREST TER, SEWALLS PT

PLEASE CHECK ONE OF THE FOLLOWING:

- ☐ CONDITION OF INSPECTION APPROVAL (Needed for an inspection)
☐ CONDITION OF PERMIT APPROVAL: (Corrections/Permit not issued, in review process)
☒ REVISIONS (Changes to an issued permit)

****ALL PLAN REVISIONS MUST BE HIGHLIGHTED OR CLOUDED ON DRAWING****

~~ALL REVISED PAGES ARE REQUIRED TO BE INSERTED IN FIELD PERMIT SET~~

DESCRIPTION OF REVISION(S): CHANGE FROM POUR BEAM & CORNERS
TO BOND BEAM & PRECAST HINGERS.

DOES REVISION(S) CHANGE THE VALUE OF CONSTRUCTION? YES NO ☒ VALUE \$
INCREASED CONSTRUCTION VALUE WILL INCREASE PERMIT FEES AND MUST BE PAID AT TIME OF APPROVAL

CONTACT NAME: GLEN HUTCHINS SIGNATURE: [Signature]
PHONE NUMBER: 341-2750 FAX NUMBER: _____

FOR OFFICE USE ONLY:

Reviewed by: [Signature] Date: 3-10-14 Approve ☒ Deny _____

Additional conditioned space _____ sq. ft. @ \$104.65 per sq. ft. _____ x 2% = _____

Additional non-conditioned space _____ sq. ft. @ \$ 48.90 per sq. ft. _____ x 2% = _____

Other declared value increase (must be based on value not cost) _____ x 2% = _____

Other additional fees: _____ Revision review fee: _____ Pages @ \$25.00/Page _____

Radon Fee _____ Professional Regulation Fee _____ Road impact assessment _____

TOTAL ADDITIONAL BUILDING PERMIT FEE \$ N/A

Applicant notified by: _____ Date: _____

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection ☐ Mon ☒ Tue ☐ Wed ☐ Thur ☐ Fri 3/4 - 14 Page of

PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	Stabley	Rough		341-2750
(AM)	114 Hillcrest Terr Greenmark Homes	Underground Plumbing	PASS	INSPECTOR <i>[Signature]</i>
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10784	Gill	Final		Work Close
(PM)	34 RIO VISTA DR. Ferrellgas	on Tank	PASS	1-866-418-6245 INSPECTOR <i>[Signature]</i> 23701
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10250	GARY	IN PROGRESS		
	36 RIO VISTA		PASS	
	ROOF ADDITION			INSPECTOR <i>[Signature]</i>
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10767	MARINDINO			
	2 CASTLE HILL	A/C FINAL	PASS	CLOSE
	ALL Amer A/C FILL			INSPECTOR <i>[Signature]</i>
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT#	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
		9635L2		INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection ☐ Mon ☐ Tue ☒ Wed ☐ Thur ☐ Fri **3-5-14** Page of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10765	Fitzsimmons	LATH		Doug
	99 N. Sewall's Pt Rd		Pass	287-0390
	JMC Contracting			INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
		Final Roof		34
	7 Periwinkle	345 Brown		
	ON SHORE ROOFING			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10573	Higgins	AC Final		
	16 S. Via Lucia		CANCEL	
	Assoc. AC. PSL			INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10448	Grace Stern	Final		772-600-7644
	9 Lantana		Pass	Kelly
	Freedom Home Bldg			CLOSE
				INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	St. Marys	Final/Start		Open
	114 Hillcrest Ter	Inspection	Pass	
	Glenmark Holmes			INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10754	MANGAN	Final Roof	Fail	Beauce
	16 Periwinkle Ln		Fail	On Shore Roofing
	Onshore Roofing		Pass	772 283-1505
				INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	Galford	Final		1-866 418-6245
	8 Sewall's Pt. Rd.	Covering case	—	x 25100
	Terrell Gas			Call first.
				INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT INSPECTION LOG

Date of Inspection ☐ Mon ☐ Tue ☐ Wed ☒ Thur ☐ Fri 3/13-14 Page of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	Stanley	Collocation	Pass	
AS LATE IN MOON AS PASS	114 Hillcrest Terr Olenmark	Beam	Pass	
				INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10573	HIGGINS	A/C		
	18 S. VIA LUCINDIA	FINAL	Pass	CLOSE
	MS800 AIR			INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10518	WILLIAMS	GAS TANK		
	24 CASTLE HILL	* LINE	Pass	
	DRIFTWOOD HOMES			INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10776	SHARFI	PARTIAL		
10776	73 N. River Rd	FOOTER & BEAM	Pass	
	WOMER			INSPECTOR <i>PASS</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection ☐ Mon ☐ Tue ☒ Wed ☐ Thur ☐ Fri 3/26-14 Page of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10724	S. Laakey 114 Hillcrest Ter Benchmark Homes	Roof Sheeting	Pass	Green 341-2750 INSPECTOR <i>af</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10724	WATKINS 122 S. Seawalls Pt Rd	FINAL MISC	Final	
9:30			Pass	Close INSPECTOR <i>af</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10775	DE JOAN 10 HERITAGE	ELECT FRAMING	PARTIAL Pass	
				INSPECTOR <i>af</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10763	CAMBLER 12 S. RIDGEVIEW ACTION WELD	FENCE	Pass	263 3525 INSPECTOR <i>af</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10762	 16 E. HIGH PT DREAMWORKS	Column & Beam	Pass	INSPECTOR <i>af</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10785	SHARFI 73 N. SEAWALLS PT M D Custom Homes	PARTIAL SLAB/FOOTING	Pass	INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	27. N RIVER 49 RIO VISTA	TREE TREE	N.G.	INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection ☐ Mon ☒ Tue ☐ Wed ☐ Thur ☐ Fri 4/1 - 14 Page of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10807	10-11 <u>3/26</u> FALCO	Final A/C		692-1701
10-12	15 N. RIVER		PASS	CLOSE
Adv Time	Treasure Coast A/C			INSPECTOR <u>J</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10790	11-12 <u>3/26</u> Sharfi	Final Elec		561-7195018
Adv TUES	73 N. River Rd.		PASS	Chris Pickering CLOSE
	CSI-			INSPECTOR <u>A</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10762	<u>3/27 3216</u> Tufano	Plumbing rough in		283-7742
Adv Types	16 E HIGH PT. RD.		CANCEL	
PM	Dreamworks			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10800	<u>3/28 9496</u> Melissie	SILT FENCE &		220-4780
Adv. Tues	14 E High Pt.	Util. Disconnect	PASS	
	Scott Holmes Bldg			INSPECTOR <u>A</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	Stability	Underlay		341-2750
Adv. Tues	114 Hillcrest Tr.	Underlayment	PASS	
	Glenmark Homes			INSPECTOR <u>A</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10742	Eileen Ceccorelli	Drain		210-2213
Adv Tues	19 RIO VISTA		PAINTING PASS	
PM				INSPECTOR <u>A</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10728	Smith	Final		772-260-5232
	Heritage Way	& Setback for pool	PASS	CLOSE
	Smith Bros.	(he needs to know)		INSPECTOR <u>A</u>

TOWN OF SEWALLS POINT

Date of Inspection



Mon

BUILDING DEPARTMENT - INSPECTION LOG

☐ Tue

☒ Wed

☐ Thur

☐ Fri

4/24-14

Page

of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10828	Crmstrong	Meter-Jack		772-529-1194
Pm	41 W High Point Rd		PASS	Ready for FPL
	Plight Elec.			CLOSE
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	SEMPER	Mech. TRADES		
	114 Hillcrest		PASS	
				INSPECTOR <i>[Signature]</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10672	Duke	Roof Struth		
	25 Island Rd	TRUSS, ENG	PASS	
	COR. BLDG	& SHAPPING		INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10809		FINAL		
	11 Palm	Roof	CANCEL	
	CAPP'S ROOFING			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10820	HoudeShell	FINAL		
	14 Cormire	Patio	PASS	CLOSE
	Apex Paving			INSPECTOR <i>[Signature]</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	PEETERSEN			
2:00	104 Army Sewer	A/C FINAL	PASS	CLOSE
	FLYNN'S			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection

☐ Mon

☐ Tue

☐ Wed

☒ Thur

☐ Fri

Page 4 of 17

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10824	FIELDS	A/C FINAL		
9:30	14 RAGLAND RD PREFERRED A/C		PASS	CLOSE INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10772	Stapley 114 Nillecrest Ter Glenmark	Insulation & Lath.	PASS	341-2750 INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10762	TUFANO 16 E HIGH PT DREAM WORKS	R. ELEC	FAIL	CONTRACTOR 1445 LIST INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	DIPPY	INSPECT DRAINAGE	OK	INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10773	FIELDS GOLDEN 15 MIDDLE D. G. OLIA CONST	Q BOVR SPAWN & DECK	PASS	INSPECTOR <i>JA</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR

TOWN OF SEWALLS POINT

BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection ☐ Mon ☒ Tue ☐ Wed ☐ Thur ☐ Fri 3/6 - 14 Page 1 of 1

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	Stabley	Roof Metal		341-2750
	1114 Hillcrest Dr	Underlay	PASS	
	Glen Mark Homes			INSPECTOR <u>AS</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10843	CASH	Window Door		
1:00	7 MIDDLE RD	ATTACHMENT	PASS	
	R A Conso			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10777	NEARME	TEMP POLE		READY FOR FPL
10778	44 S. Seawalls Rd		PASS	
	OCEANFRONT BLDG			INSPECTOR <u>AS</u>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	TANDY	TREE		
	10 OAKHILL WAY		N.G.	
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	HERITAGE BUNK	IRRIGATION		
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR

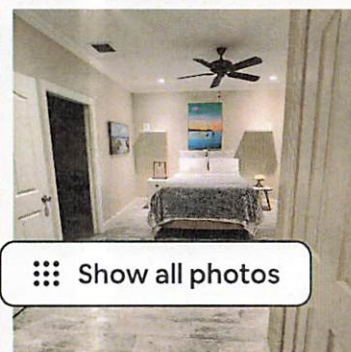
TOWN OF SEWALLS POINT

BUILDING DEPARTMENT INSPECTION LOG

Date of Inspection ☐ Mon ☐ Tue ☐ Wed ☒ Thur ☐ Fri 5/29-14 Page of

PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10830	B LEDON	Final		772 7082323
	2 KNOWLES RD	Window kept open outside siding	Pass	CLOSE
	DGS Bldg Inc.			INSPECTOR <i>[Signature]</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10774	STANLEY	CEILING		
	114 HULLCIST DR	WALK-THRU	—	—
	GREENMARK			INSPECTOR <i>[Signature]</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	WINSLOW	POND		
	10 S. SEWALL'S		CANCEL	
	GREEN			INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
10848	GERARD	P POUR		
	14 S SEWALLS	STAIRS	Pass	
	SCOTT HOLMS			INSPECTOR <i>[Signature]</i>
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	DE JOAN	TREE		
	10 HEMTREE		OK	
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
				INSPECTOR
PERMIT #	OWNER/ADDRESS/CONTRACTOR	INSPECTION TYPE	RESULTS	COMMENTS
	18 HENON'S NEST	INVESTIGATE		
				INSPECTOR

One bedroom guest house close to beach!

[Share](#) [Save](#)

[Show all photos](#)

Entire rental unit in Sewall's Point, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.83 · [6 reviews](#)



Hosted by Shari

1 year hosting



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)

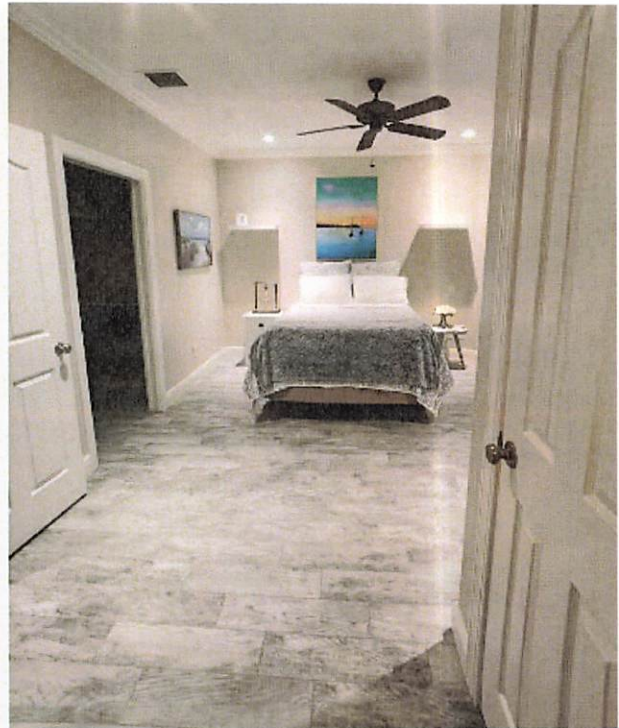
[Report this listing](#)

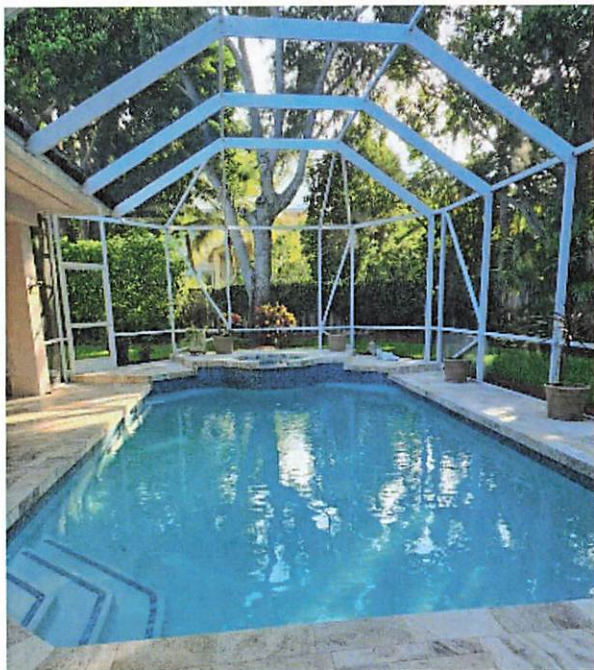
Very quiet place for a couple on vacation or travel work.
One and half minute from ocean beaches and 6 min from
down town Stuart with restaurants, dining, and 7 min from
Jensen.

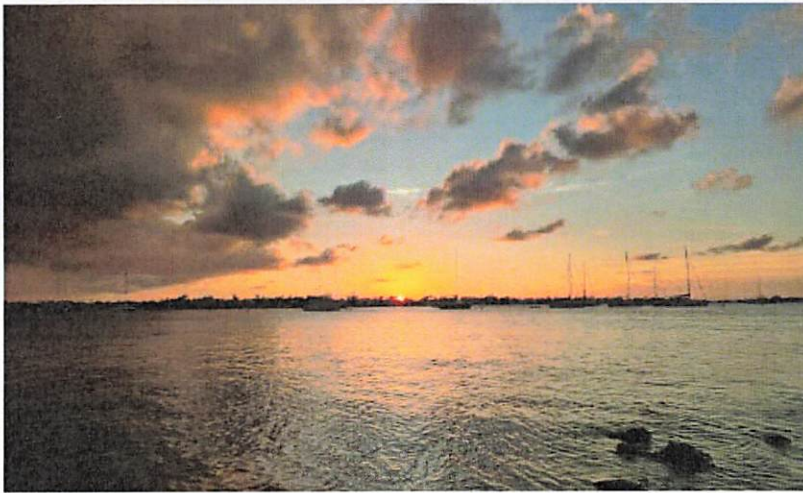
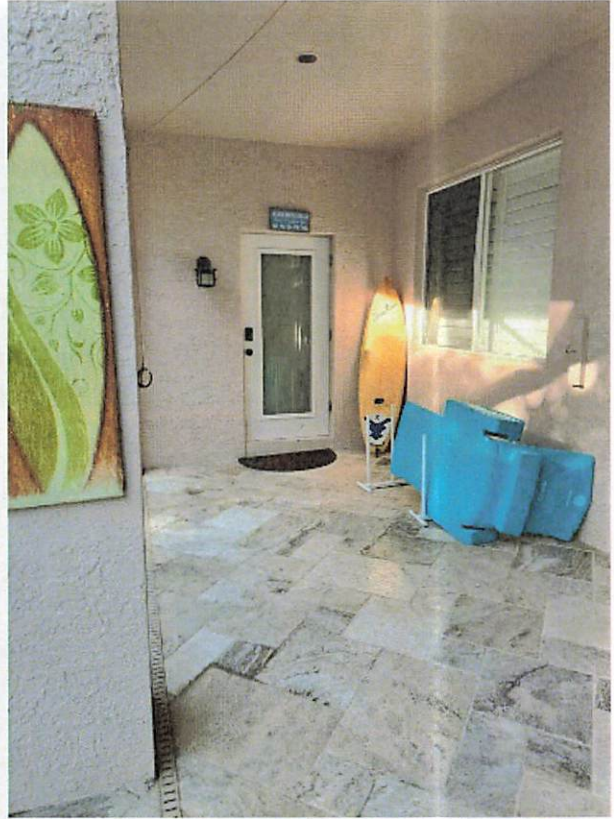
The space...

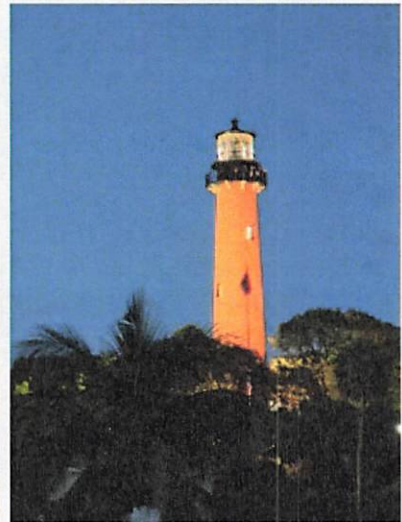
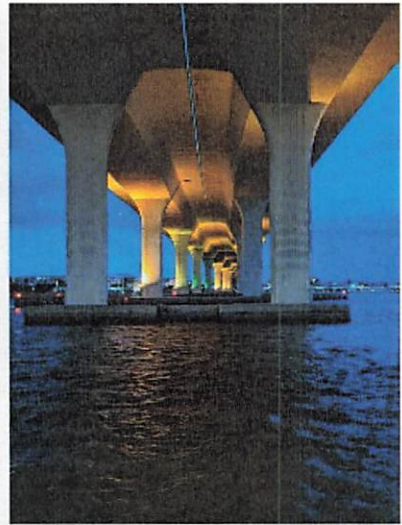
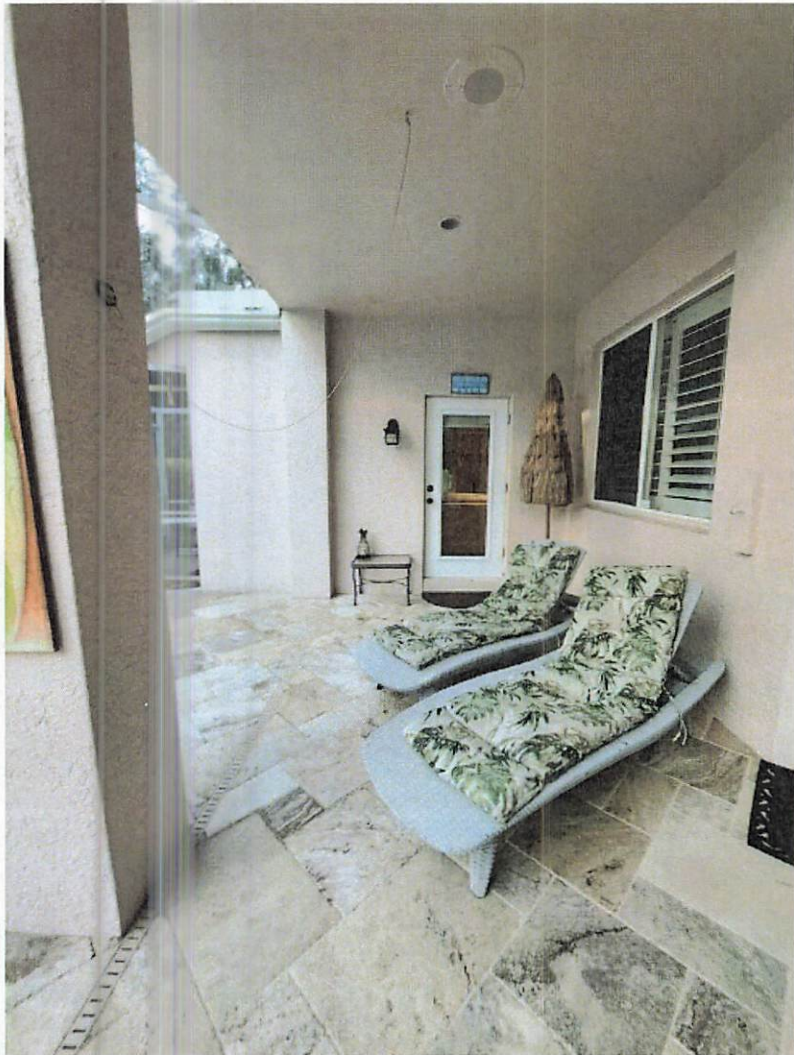
[Show more](#) >

https://www.airbnb.com/rooms/1084244692129947909?guests=1&adults=1&s=2&unique_share_id=d94da01a-925e-481b-a9ae-3c9da719945e&source...











Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00230-8	17870	114 HILLCREST TER SEWALLS POINT FL	1/14/25

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners SAMSON SHARI E	Parcel ID 01-38-41-014-000-00230-8	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 114 HILLCREST TERR STUART FL 34996	Account Number 17870	Neighborhood 120200 South Sewall's Point
Tax District SEWALL'S POINT	Property Address 114 HILLCREST TER SEWALLS POINT FL	Legal Acres 0.463
	Legal Description HILLCREST, LOT 23	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 385,000	\$ 942,750	\$ 1,327,750	\$ 182,236	\$ 1,145,514	\$ 50,000	\$ 1,095,514

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 6/1/21	Grantor (Seller) ACEVEDO KATELYN L	Doc Num 2893642
Sale Price \$ 1,230,000	Deed Type Warranty Deed	Book & Page <u>3230 2150</u>

Legal Description

HILLCREST, LOT 23

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE IM PITNEY BOWES



ZIP 34996

02 7H

0006051328

\$ 000.69⁰

JAN 14 2025

**SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996**



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Violation and

Notice of Hearing*

CASE #B25-0005

Property Owner: Shari Samson
Owner Address: 114 Hillcrest Terr
Sewall's Point, FL 34996

DATE: February 5, 2025, 2025

VIOLATION ADDRESS: 114 Hillcrest Terr
PARCEL ID #: 01-38-41-014-000-00230-8

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violation: Work without a permit for a mother in law suite which includes bedroom & kitchenet, original permit was for office space only

Town Ord. 50-101

(b) Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

Also in violation of the Florida Building Code 105.1 Florida Building Code 105.1 Any owner or authorized agent who tends to construction, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permits.

Sec. 50-137. Revocation of certificate of occupancy.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the Florida Building Code, Section 110.4.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **February 26, 2025** and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with

our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on March 13, 2025 at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

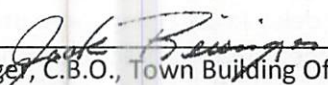
If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

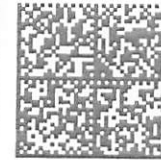
TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED



7022 2410 0002 2182 8771

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 34996 \$ 009.64⁰
02 7H
0006051328 FEB 05 2025

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 FEB 05 2025

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

2-5-25

Postmark
Here

SHARI SAMSON
114 HILLCREST TERR
SEWALLS POINT, FL 34996

83

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your

84

is.

AFFIDAVIT CONFIRMING HAND DELIVERY OF NOTICE

Street Address: 114 Hillcrest Terr
PCN: 01-38-41-014-000-00230-8
Case No.: **B25-0005**

Signature of recipient of Notice of Violation and Notice of Hearing

Signature *[Signature]* Print Name S. Samu

___ Respondent accepted notice but refused to sign.

___ Posted Property and took photo, no answer at residence.

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Jack Reisinger, being duly sworn, depose and say that:

1. I am a Code Enforcement Officer for the Town of Sewall's Point.
2. I hand delivered the Notice of Violation and Notice of Hearing to

owner at 114 Hillcrest Terr,
Sewall's Point, Florida, on the 20 day of Feb, 2025.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Signature *[Signature]* Date 2-20-25

The foregoing instrument was acknowledged before me this 20th day of February, 2025, by Jack Reisinger. He/She is personally known to me or has produced _____ as identification.



CHRYSTAL GOMEZ
Commission # HH 339139
Expires February 24, 2027

[Signature]
Notary Public, State of Florida
My Commission Expires

Sec. 50-101. Fees.

- (a) *Prescribed fees.* A permit shall not be issued until fees authorized under F.S. § 553.80 have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.
- (b) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.
- (c) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.
- (d) *Schedule of permit fees.* On all buildings, structures, electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the schedule as established under section 50-103.

(Ord. No. 298, Exh. A, 2-18-2004; Ord. No. 314, § 6, 6-21-2005)

Sec. 50-137. Revocation of certificate of occupancy.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the Florida Building Code, Section 110.4.

(Ord. No. 298, Exh. A, 2-18-2004; Ord. No. 334, § 2, 6-26-2007)

Sec. 50-101. Fees.

- (a) *Prescribed fees.* A permit shall not be issued until fees authorized under F.S. § 553.80 have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.
- (b) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.
- (c) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.
- (d) *Schedule of permit fees.* On all buildings, structures, electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the schedule as established under section 50-103.

(Ord. No. 298, Exh. A, 2-18-2004; Ord. No. 314, § 6, 6-21-2005)

Sec. 50-137. Revocation of certificate of occupancy.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the Florida Building Code, Section 110.4.

(Ord. No. 298, Exh. A, 2-18-2004; Ord. No. 334, § 2, 6-26-2007)



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B25-0008

Property Owner: Genmark Holdings LLLP
Owner Address: 1515 N Federal HWY
Boca Raton, FL 33432

DATE: January 22, 2025

VIOLATION ADDRESS: 63 N River Rd
PARCEL ID #: 35-37-41-000-000-00310-7

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Property Maintenance Code: unpainted stucco work & interior remodel not completed

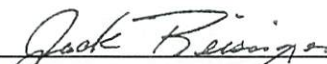
Sec. 22-32

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(3) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more ordinarily dangerous fire hazard in the vicinity where it is located;

Please comply on or before **February 6, 2025** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official



Basic Info

PIN 35-37-41-000-000-00310-7	AIN 9404	Situs Address 63 N RIVER RD SEWALLS POINT FL	Website Updated 1/21/25
--	--------------------	--	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

GENMARK HOLDINGS LLLP

Parcel ID

35-37-41-000-000-00310-7

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

1515 N FEDERAL HWY #306
BOCA RATON FL 33432

Account Number

9404

Neighborhood

193195 N Sewalls Pt St Lucie River

Tax District

SEWALL'S POINT

Property Address

63 N RIVER RD SEWALLS POINT FL

Legal Acres

0.841

Legal Description

BEG ON N/LN OF N 491.7' OF S 664.7' OF G...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 2,170,000	\$ 45,000	\$ 2,215,000	\$ 0	\$ 2,215,000	\$ 0	\$ 2,215,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

8/12/20

Grantor (Seller)

GENSHEIMER, MARK A

Doc Num

2832944

Sale Price

\$ 100

Deed Type

Special Warranty Deed

Book & Page

3151 2125

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**GENMARK HOLDINGS LLP
1515 N FEDERAL HWY #306
BOCA RATON, FL 33432**

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 JAN 22 2025

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**GENMARK HOLDINGS LLP
63 N RIVER RD
SEWALLS POINT, FL 34996**

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 JAN 22 2025



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Violation and

Notice of Hearing*

CASE #B25-0008

Property Owner: Genmark Holdings LLLP
Owner Address: 1515 N Federal HWY
Boca Raton, FL 33432

DATE: January 22, 2025

VIOLATION ADDRESS: 63 N River Rd
PARCEL ID #: 35-37-41-000-000-00310-7

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violation: Property Maintenance Code: unpainted stucco work & interior remodel not completed

Sec. 22-32

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(3) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more ordinarily dangerous fire hazard in the vicinity where it is located;

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **February 26, 2025**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on March 13, 2025 at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

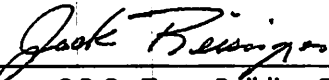
If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

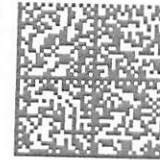
TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

Genmark Holdings LLLP
C/O Mark Gensheimer
1515 North Federal HWY Ste 306
Boca Raton, FL 33432

FIRST-CLASS



US POSTAGE^{IMI} PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 FEB 05 2025

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL[®]



7022 2410 0002 2182 8795

FIRST-CLASS



US POSTAGE^{IMI} PITNEY BOWES



ZIP 34996 \$ 009.64⁰
02 7H
0006051328 FEB 05 2025

Genmark Holdings LLLP
C/O Mark Gensheimer
1515 North Federal HWY Ste 306
Boca Raton, FL 33432



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Partnership
GENMARK HOLDINGS, LLLP

Filing Information

Document Number	A09000000321
FEI/EIN Number	27-0176423
Date Filed	05/12/2009
State	FL
Status	ACTIVE

Principal Address

1515 North Fed Hwy #306
BOCA RATON, FL 33432

Changed: 03/24/2020

Mailing Address

1515 NORTH FEDERAL HIGHWAY, STE. 306
BOCA RATON, FL 33432

Changed: 03/24/2020

Registered Agent Name & Address

Warne, David
1515 NORTH FEDERAL HIGHWAY
STE 306
BOCA RATON, FL 33432

Name Changed: 05/01/2019

Address Changed: 04/24/2014

General Partner Detail

Name & Address

GENSHEIMER, MARK ATRUSTEE
1515 NORTH FEDERAL HIGHWAY, STE. 306
BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022	04/21/2022
2023	02/27/2023
2024	04/10/2024

Document Images

04/10/2024 -- ANNUAL REPORT	View image in PDF format
02/27/2023 -- ANNUAL REPORT	View image in PDF format
04/21/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
03/21/2011 -- ADDRESS CHANGE	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
05/12/2009 -- Domestic LP	View image in PDF format

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

2.5.25

Postmark
Here

Po

\$

To

\$

Se

St

CI

Genmark Holdings LLLP

C/O Mark Gensheimer

1515 North Federal HWY Ste 306

Boca Raton, FL 33432

98

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your

99 ls.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Genmark Holdings LLLP
C/O Mark Gensheimer
1515 North Federal HWY Ste 306
Boca Raton, FL 33432



9590 9402 8002 2305 4080 88

2. Article Number (Transfer from service label)

7022 2410 0002 2182 8795

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

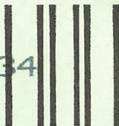
100

USPS TRACKING #



WEST PALM BCH FL 334

7 FEB 2025 PM 1 L

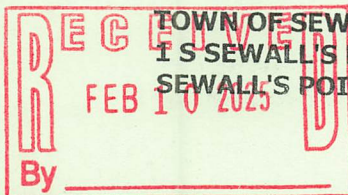


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8002 2305 4080 88

**United States
Postal Service**

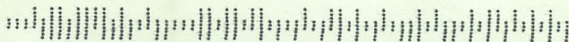
• Sender: Please print your name, address, and ZIP+4® in this box•



TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996

FEB 10 2025

86-673601



101

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- (1) Accumulation of rubbish, trash, refuse, junk, debris, and other abandoned materials, metals, lumber or other things;
- (2) Any condition which provides harborage for rats, mice, and other vermin or for the breeding of mosquitoes;
- (3) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more ordinarily dangerous fire hazard in the vicinity where it is located;
- (4) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;
- (5) The carcasses of animals or fowl not disposed of within a reasonable time after death;
- (6) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, industrial wastes or other substances;
- (7) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;
- (8) Any accumulation of stagnant water on any lot or piece of ground;
- (9) Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities;
- (10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:
 - a. Greater than 18 inches in height located on vacant lots; or
 - b. Greater than eight inches in height when located on developed residential or nonresidential lots; or
 - c. An unmanaged prohibited species as set forth in subsection 22-2(f)(4)b.; or
 - d. A prohibited species as set forth in subsection 22-2(f)(4)a. and c. and subsection 22-2(f)(5).

(Ord. No. 431, § 2, 5-25-2021)

ALERT: SEVERE WEATHER IN THE MIDWEST THROUGH THE NORTHEAST U.S. AND THE SOUTH...

Tracking Number:

70222410000221828795

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:02 pm on February 7, 2025 in BOCA RATON, FL 33432.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BOCA RATON, FL 33432

February 7, 2025, 2:02 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- (1) Accumulation of rubbish, trash, refuse, junk, debris, and other abandoned materials, metals, lumber or other things;
- (2) Any condition which provides harborage for rats, mice, and other vermin or for the breeding of mosquitoes;
- (3) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more ordinarily dangerous fire hazard in the vicinity where it is located;
- (4) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;
- (5) The carcasses of animals or fowl not disposed of within a reasonable time after death;
- (6) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, industrial wastes or other substances;
- (7) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;
- (8) Any accumulation of stagnant water on any lot or piece of ground;
- (9) Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities;
- (10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:
 - a. Greater than 18 inches in height located on vacant lots; or
 - b. Greater than eight inches in height when located on developed residential or nonresidential lots; or
 - c. An unmanaged prohibited species as set forth in subsection 22-2(f)(4)b.; or
 - d. A prohibited species as set forth in subsection 22-2(f)(4)a. and c. and subsection 22-2(f)(5).

(Ord. No. 431, § 2, 5-25-2021)



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and

Notice of Hearing*

CASE #B25-0010

Property Owner: Anthony & Arlene Lagana
Owner Address: 1 Pineapple Ln
Sewall's Point, FL 34996

DATE: February 5, 2025

VIOLATION ADDRESS: 19 E High Point Rd
PARCEL ID #: 13-38-41-002-000-0070-5

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violations: Work without a permit for fence, temporary electric and storage container and debris of building materials on property

Sec. 50-100. Work starting before permit issuance.

Upon approval of the building official, the scope of work delineated in the building permit application and plans may be started prior to the final approval and issuance of the permit provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

Sec. 58-39. Buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this ordinance:

(3) Temporary buildings or sheds used exclusively for construction purposes.

Sec. 22-2. Property maintenance standards; general

(2) *Undeveloped property (not including uncleared property):*
a. Shall be kept free of debris, rubbish, trash or litter.

F.S.S 162.06 Enforcement procedure

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

The Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate held on March 13, 2025, at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

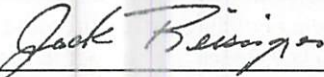
If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

From: [Jack ReisingerTSP](#)
To: [Chrystal Gomez](#)
Subject: 19E High Point
Date: Friday, December 27, 2024 9:41:04 AM





Sent from my iPhone



Basic Info

PIN

3-38-41-002-000-00570-5

AIN

27744

Situs Address

19 E HIGH POINT RD SEWALLS POINT FL

Website Updated

12/27/24

General Information

[CHANGE MAILING ADDRESS](#)[SIGN UP FOR PROPERTY FRAUD ALERT](#)**Property Owners**LAGANA ARLENE E
LAGANA ANTHONY R**Parcel ID**

13-38-41-002-000-00570-5

Use Code/Property Class

0000 - 0000 Vacant Residential

Mailing Address19 E HIGH POINT RD
STUART FL 34996**Account Number**

27744

Neighborhood

120200 South Sewall's Point

Tax District

SEWALL'S POINT

Property Address

19 E HIGH POINT RD SEWALLS POINT FL

Legal Acres

0.383

Legal Description

HIGH POINT LOT 57

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 435,000	\$ 0	\$ 435,000	\$ 200,690	\$ 234,310	\$ 50,000	\$ 184,310

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

12/7/04

Grantor (Seller)

LAGANA, ARLENE

Doc Num

1797376

Sale Price

\$ 45,400

Deed Type

Qu

Book & Page1961 1809

Legal Description

HIGH POINT LOT 57

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretation of the legal description. 110

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

ANTHONY & ARLENE LAGANA
1 PINEAPPLE LN
SEWALLS POINT, FL 34996

FIRST-CLASS



US POSTAGE^{IMP} PITNEY BOWES



ZIP 34996 \$ 000.69⁰
02 7H
0006051328 FEB 05 2025

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED



7022 2410 0002 2182 8764

FIRST-CLASS



US POSTAGE^{IMP} PITNEY BOWES



ZIP 34996 \$ 009.64⁰
02 7H
0006051328 FEB 05 2025

ANTHONY & ARLENE LAGANA
1 PINEAPPLE LN
SEWALLS POINT, FL 34996

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

2-5-25

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

ANTHONY & ARLENE LAGANA
1 PINEAPPLE LN
SEWALLS POINT, FL 34996

112

7022 2410 0002 2182 8764

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANTHONY & ARLENE LAGANA
1 PINEAPPLE LN
SEWALLS POINT, FL 34996



9590 9402 8002 2305 4080 57

2. Article Number (Transfer from service label)

7022 2410 0002 2182 8764

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Signature Confirmation™☐ Signature Confirmation Restricted Delivery**113**

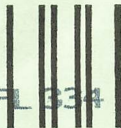
Domestic Return Receipt

USPS TRACKING #



WEST PALM BCH FL 334

17 FEB 2025 PM 4 L



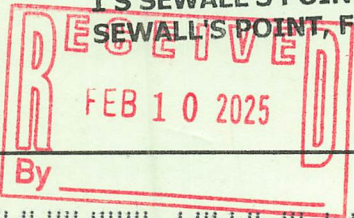
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8002 2305 4080 57

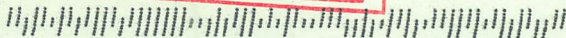
**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



6-673601



114

Sec. 22-2. Property maintenance standards; general.

- (a) *Applicability.* These regulations shall apply to all private property within the town.
- (b) *Code adopted and incorporated by reference.* The International Property Maintenance Code (IPMC), most current edition, as published and amended from time to time by the International Code Council, is hereby adopted as the Property Maintenance Code of the Town of Sewall's Point for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided. To the extent that the International Property Maintenance Code conflicts with the provisions of any town ordinance or code, the town ordinance or code shall apply.
- (c) *Fence, wall and hedge maintenance.*
 - (1) Fences and walls shall be maintained structurally sound.
 - (2) Hedges shall be trimmed and maintained in a healthy and neat condition; and shall not extend onto or over public or adjoining private properties or road rights-of-way.
- (d) *Docks.* Docks must be repaired and maintained in a manner consistent with the original permitted structural requirements or removed.
- (e) *Maintenance of construction sites.* All construction sites shall be maintained in a clean and orderly condition during the entire construction process. Dumpster(s)/enclosure(s) shall be located on site throughout the construction process. The dumpster(s)/enclosure(s) shall be emptied when full, or if it emits noxious odors, or is attracting vermin or insects. All construction debris, materials, equipment, trailers, and other property, used directly or indirectly in connection with the construction activities, shall be physically contained within the boundaries of the construction site, provided, however, that construction equipment and materials, other than debris not contained in a dumpster, may be stored on an adjoining lot with the express consent of the adjoining property owner. Dumpster(s)/enclosure(s) may be required for additions or remodeling of single-family dwellings if deemed necessary by the town building official.
- (f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.
 - (1) *Developed property:*
 - a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
 - d. Shall be maintained in a neat and healthy condition reasonably free of weeds, accumulation of decayed, dead or dying vegetative matter or bare dead areas. A reasonable bare area may be permitted along a property line to prevent the infringement of growth onto an adjoining property.
 - e. Lawns shall be maintained in a neat and healthy condition reasonably free of weeds, accumulation of decayed, dead, dying, or bare areas. Lawns shall be kept no higher than eight inches in height.
 - (2) *Undeveloped property (not including uncleared property):*

-
- a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
 - d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
- (3) *Uncleared property:*
- a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
 - d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
- (4) Time table for removal of the most common prohibited species also known as worst of the worst invasive (WOWI). It has been determined that the most common terrestrial prohibited species in town are the following plants: (in order of abundance and invasiveness)
- a. The Brazilian pepper tree must be eradicated by May 1, 2010.
 - b. The Casuarin equisetifolia and glauca varieties of the Australian pine tree ("Australian pine") and the carrotwood tree (Cupaniopsis anacardioides) ("carrotwood") must be eradicated by May 1, 2010, unless they are properly maintained, as defined herein, and have been designated by the building department as an "exemption" for one or more of the following reasons:
 - 1. The carrotwood was planted prior to 2009 and is used and properly maintained as defined herein; or
 - 2. The Australian pine hedge or screen is located in an area where salt-tolerant vegetation is required and where a viable esthetic or organic option is not practical;
 - c. The melaleuca tree must be eradicated by December 1, 2010.
- (5) All other prohibited species not specifically mentioned above must be eradicated immediately.
- (g) *Maintenance standards for private swimming pools.* All swimming pools shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, pools containing the existence or accumulation of dirt, algae, scum or other materials and debris, which would render a swimming pool generally unsuitable for recreational purpose.
- (h) *Solid waste.*
- (1) All solid waste, excluding vegetative waste, shall be stored in garbage cans in a sanitary manner. Vegetative waste must be bundled or containerized before it is set out for collection. Vegetative waste shall not be set out for collection in a plastic bag. All garbage cans and recycling containers shall be shielded from view from the road or adjoining properties.
 - (2) Garbage cans and other trash or recycling containers may be placed at the curb no earlier than 5:00 p.m. the day before scheduled pick up, and shall be removed from the curb no later than midnight, the day of pick up. Vegetative waste, not in containers, may be placed at the curb no earlier than 24 hours prior to scheduled pick up.
 - (3) Violations of this subsection (h) shall be Class E violations and shall be enforced through the civil citation process set forth in chapter 18 of the Town Code.
- (i) *Abandoned property prohibited.* It shall be unlawful for any person or entity to place or leave or cause to be placed or left any junked vehicles or abandoned property on public or private real property.

(Ord. No. 313, § 2, 8-2-2005; Ord. No. 338, § 2, 6-26-2007; Ord. No. 350, § 3, 10-27-2009; Ord. No. 373, § 3, 8-28-2012; Ord. No. 401, § 2, 8-26-2014)

Sec. 50-100. Work starting before permit issuance.

Upon approval of the building official, the scope of work delineated in the building permit application and plans may be started prior to the final approval and issuance of the permit provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

(Ord. No. 298, Exh. A, 2-18-2004)

Sec. 58-39. Buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- (1) Railroads and ancillary facilities associated with the railroad.
- (2) Nonresidential farm buildings on farms, as provided in F.S. §604.50.
- (3) Temporary buildings or sheds used exclusively for construction purposes.
- (4) Mobile or modular structures used as temporary offices.
- (5) Those structures or facilities of electric utilities, as defined in section F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
- (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (7) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (8) Temporary housing provided by the department of corrections to any prisoner in the state correctional system.
- (9) Structures identified in F.S. § 553.73(10)(k) are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.

(Ord. No. 404, § 3, 2-24-2015)

The Florida Senate

2012 Florida Statutes

<u>Title XI</u> COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	<u>Chapter 162</u> COUNTY OR MUNICIPAL CODE ENFORCEMENT <u>Entire Chapter</u>	SECTION 06 Enforcement procedure.
--	--	--

162.06 Enforcement procedure.—

(1) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(2) Except as provided in subsections (3) and (4), if a violation of the codes is found, the code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in s. [162.12](#) to said violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in s. [162.12](#). If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing, and the notice shall so state.

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. [162.12](#). The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

(4) If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the violator and may immediately notify the enforcement board and request a hearing.

(5) If the owner of property that is subject to an enforcement proceeding before an enforcement board, special magistrate, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (a) Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.
- (b) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceeding received by the transferor.
- (c) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.
- (d) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

A failure to make the disclosures described in paragraphs (a), (b), and (c) before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

History.—s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 2, ch. 94-291; s. 1442, ch. 95-147; s. 2, ch. 96-385; s. 4, ch. 99-360; s. 64, ch. 2004-11.

Note.—Former s. 166.056.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2025 State of Florida.

ALERT: SEVERE WEATHER IN THE MIDWEST THROUGH THE NORTHEAST U.S. AND THE SOUTH...

Tracking Number:

Remove X

70222410000221828764

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 2:12 pm on February 7, 2025 in STUART, FL 34996.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

STUART, FL 34996

February 7, 2025, 2:12 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Sec. 50-100. Work starting before permit issuance.

Upon approval of the building official, the scope of work delineated in the building permit application and plans may be started prior to the final approval and issuance of the permit provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

(Ord. No. 298, Exh. A, 2-18-2004)

Sec. 58-39. Buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- (1) Railroads and ancillary facilities associated with the railroad.
- (2) Nonresidential farm buildings on farms, as provided in F.S. §604.50.
- (3) Temporary buildings or sheds used exclusively for construction purposes.
- (4) Mobile or modular structures used as temporary offices.
- (5) Those structures or facilities of electric utilities, as defined in section F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
- (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (7) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (8) Temporary housing provided by the department of corrections to any prisoner in the state correctional system.
- (9) Structures identified in F.S. § 553.73(10)(k) are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.

(Ord. No. 404, § 3, 2-24-2015)

Sec. 22-2. Property maintenance standards; general.

- (a) *Applicability.* These regulations shall apply to all private property within the town.
- (b) *Code adopted and incorporated by reference.* The International Property Maintenance Code (IPMC), most current edition, as published and amended from time to time by the International Code Council, is hereby adopted as the Property Maintenance Code of the Town of Sewall's Point for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided. To the extent that the International Property Maintenance Code conflicts with the provisions of any town ordinance or code, the town ordinance or code shall apply.
- (c) *Fence, wall and hedge maintenance.*
 - (1) Fences and walls shall be maintained structurally sound.
 - (2) Hedges shall be trimmed and maintained in a healthy and neat condition; and shall not extend onto or over public or adjoining private properties or road rights-of-way.
- (d) *Docks.* Docks must be repaired and maintained in a manner consistent with the original permitted structural requirements or removed.
- (e) *Maintenance of construction sites.* All construction sites shall be maintained in a clean and orderly condition during the entire construction process. Dumpster(s)/enclosure(s) shall be located on site throughout the construction process. The dumpster(s)/enclosure(s) shall be emptied when full, or if it emits noxious odors, or is attracting vermin or insects. All construction debris, materials, equipment, trailers, and other property, used directly or indirectly in connection with the construction activities, shall be physically contained within the boundaries of the construction site, provided, however, that construction equipment and materials, other than debris not contained in a dumpster, may be stored on an adjoining lot with the express consent of the adjoining property owner. Dumpster(s)/enclosure(s) may be required for additions or remodeling of single-family dwellings if deemed necessary by the town building official.
- (f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.
 - (1) *Developed property:*
 - a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
 - d. Shall be maintained in a neat and healthy condition reasonably free of weeds, accumulation of decayed, dead or dying vegetative matter or bare dead areas. A reasonable bare area may be permitted along a property line to prevent the infringement of growth onto an adjoining property.
 - e. Lawns shall be maintained in a neat and healthy condition reasonably free of weeds, accumulation of decayed, dead, dying, or bare areas. Lawns shall be kept no higher than eight inches in height.
 - (2) *Undeveloped property (not including uncleared property):*

-
- a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
 - d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
- (3) *Uncleared property:*
- a. Shall be kept free of debris, rubbish, trash or litter.
 - b. Shall be maintained free of diseased or dead trees and plant materials.
 - c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
 - d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.
- (4) Time table for removal of the most common prohibited species also known as worst of the worst invasive (WOWI). It has been determined that the most common terrestrial prohibited species in town are the following plants: (in order of abundance and invasiveness)
- a. The Brazilian pepper tree must be eradicated by May 1, 2010.
 - b. The Casuarin equisetifolia and glauca varieties of the Australian pine tree ("Australian pine") and the carrotwood tree (Cupaniopsis anacardioides) ("carrotwood") must be eradicated by May 1, 2010, unless they are properly maintained, as defined herein, and have been designated by the building department as an "exemption" for one or more of the following reasons:
 - 1. The carrotwood was planted prior to 2009 and is used and properly maintained as defined herein; or
 - 2. The Australian pine hedge or screen is located in an area where salt-tolerant vegetation is required and where a viable esthetic or organic option is not practical;
 - c. The melaleuca tree must be eradicated by December 1, 2010.
- (5) All other prohibited species not specifically mentioned above must be eradicated immediately.
- (g) *Maintenance standards for private swimming pools.* All swimming pools shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, pools containing the existence or accumulation of dirt, algae, scum or other materials and debris, which would render a swimming pool generally unsuitable for recreational purpose.
- (h) *Solid waste.*
- (1) All solid waste, excluding vegetative waste, shall be stored in garbage cans in a sanitary manner. Vegetative waste must be bundled or containerized before it is set out for collection. Vegetative waste shall not be set out for collection in a plastic bag. All garbage cans and recycling containers shall be shielded from view from the road or adjoining properties.
 - (2) Garbage cans and other trash or recycling containers may be placed at the curb no earlier than 5:00 p.m. the day before scheduled pick up, and shall be removed from the curb no later than midnight, the day of pick up. Vegetative waste, not in containers, may be placed at the curb no earlier than 24 hours prior to scheduled pick up.
 - (3) Violations of this subsection (h) shall be Class E violations and shall be enforced through the civil citation process set forth in chapter 18 of the Town Code.
- (i) *Abandoned property prohibited.* It shall be unlawful for any person or entity to place or leave or cause to be placed or left any junked vehicles or abandoned property on public or private real property.

(Ord. No. 313, § 2, 8-2-2005; Ord. No. 338, § 2, 6-26-2007; Ord. No. 350, § 3, 10-27-2009; Ord. No. 373, § 3, 8-28-2012; Ord. No. 401, § 2, 8-26-2014)

162.06 Enforcement procedure.—

(1) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(2) Except as provided in subsections (3) and (4), if a violation of the codes is found, the code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in s. [162.12](#) to said violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in s. [162.12](#). If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing, and the notice shall so state.

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. [162.12](#). The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Violation and

Notice of Hearing*

CASE #B25-0011

Property Owner: John Dyda
Owner Address: 74 N Sewalls Point Rd
Sewalls Point, FL 34996

DATE: February 18, 2025

VIOLATION ADDRESS: 74 N Sewall's Point Rd
PARCEL ID #: 35-37-41-000-000-00261-6

Pursuant to the provisions of the Town of Sewall's Point, you are hereby notified that the property described above is in violation of the following Town of Sewall's Point Code of Ordinances:

Section 70-22: Permit Required for Tree Removal – No Permits issued by this administration for the removal of 24 trees

Each tree (with a two-inch caliper or more) removed without a permit is a separate violation. These violations are irreparable and/or irreversible in nature and a **hearing before the Code Enforcement Board/Special Magistrate will be held on March 13, 2025, at 10:00 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. If you fail to attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. **Please be advised that pursuant to Section 70-22, if the Town has to procure the services of a professional licensed in the State of Florida to ascertain the state or type and number of the trees that were removed without a permit, such cost will be borne by the property owner(s).**

If the Town is successful in prosecuting your case before the Code Enforcement Board/Special Magistrate, administrative costs will be assessed to cover the cost of such prosecution and said costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. **Pursuant to Section 70-154, the Code Enforcement Board/Special Magistrate has the authority to levy fines for each tree (with a two-inch caliper or more) as follows: 2-5 inch caliper/\$500.00; 6-10 inch caliper/\$1,500.00; 11-15 inches/\$3,000.00; and over 15 inches/\$5,000.00 (50% of such fines apply to palm trees). Once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate shall constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). Failure to pay these costs and fines may result in a foreclosure action by the Town.**

Section 70-21 Minimum tree requirement for residential properties

Any applicant requesting a tree removal permit on an existing residential property with an existing residence must submit a mitigation plan for approval with the application and meet the following

minimum requirements:

(3) *Lots greater than one-acre:*

a. For the first acre at least 16 non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall or 12 non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.

b. For each additional one-half acre or portion thereof: Eight non-invasive trees with a minimum caliper of three inches and a trunk at least eight feet tall or six non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.

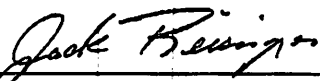
F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

If you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

Chrystal Gomez

From: Jack ReisingerTSP <jreisingertsp@icloud.com>
Sent: Tuesday, February 18, 2025 11:16 AM
To: Chrystal Gomez
Subject: 74 N SPR



















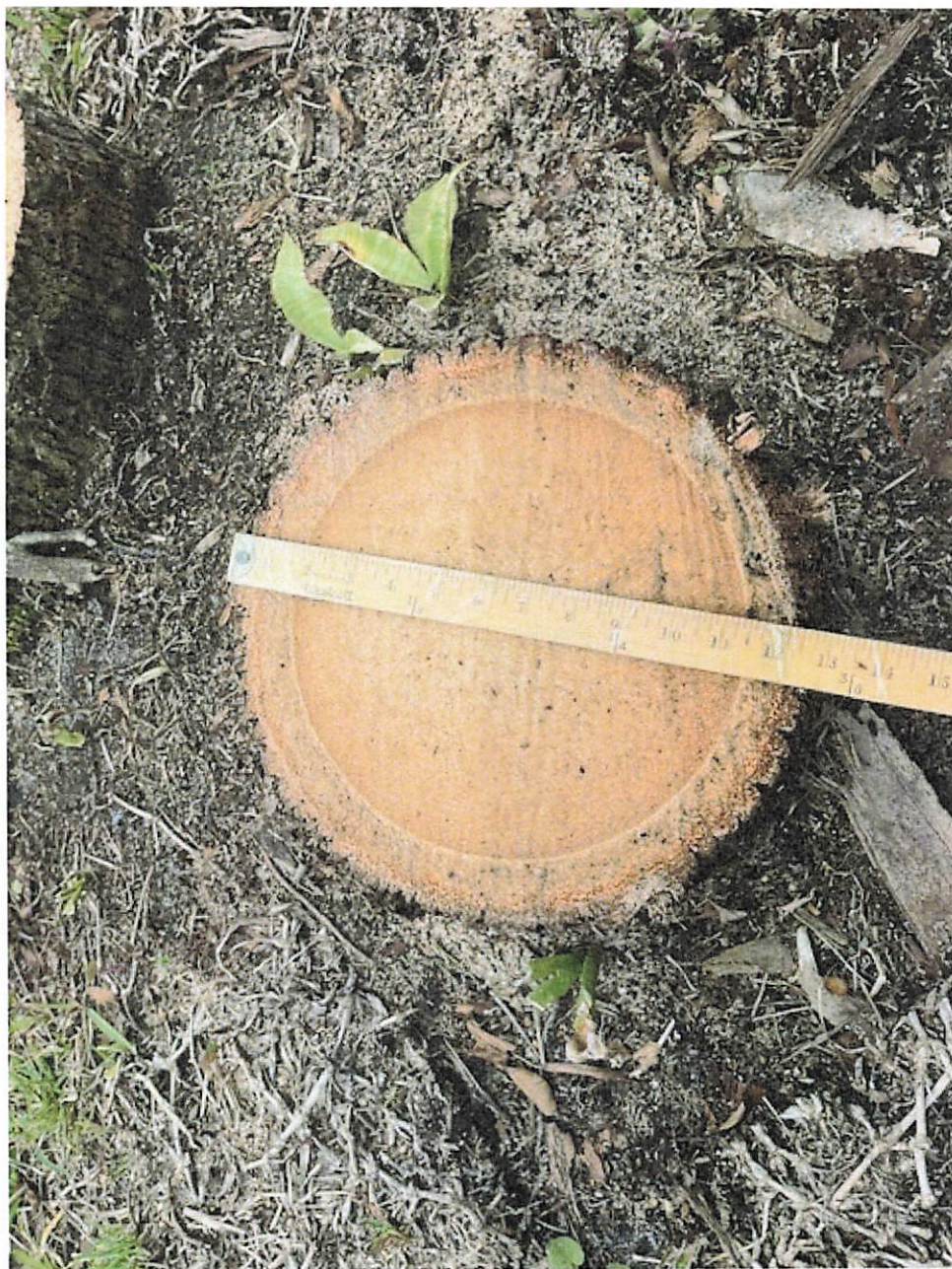
















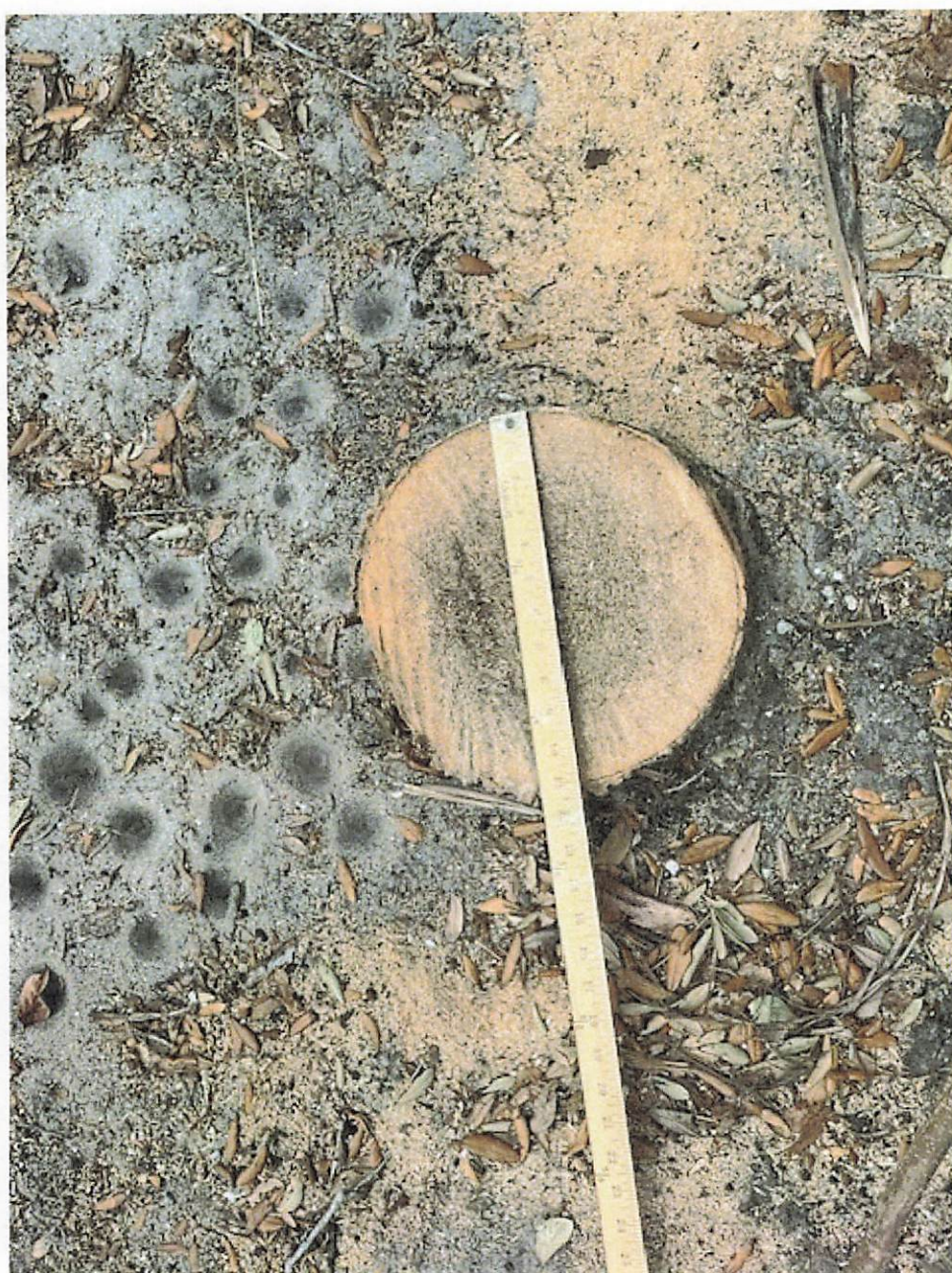
















Sent from my iPhone

**CODE ENFORCEMENT ORDER
TOWN OF SEWALL'S POINT, FLORIDA**

TOWN OF SEWALL'S POINT, FLORIDA,

Case No.: B24-0053

Petitioner,

vs.

74 Sewalls Point Owner, LLC,

Respondent(s).

ORDER FINDING VIOLATION AND ASSESSING FINE AND CLAIM OF LIEN

Property Address: 74 N. Sewall's Point Road, Sewall's Point, Florida 34996
Parcel Control Number: 35-37-41-000-000-00261-6

Re: Violation of Code Section(s): Section 50-101 – Non-Compliance Violation – Work without a permit (Review & Determination), Florida Building Code (FBC) Section 105.1 and Section 70-22 – Permit Required for Tree Removal

The Special Magistrate appointed by the Town of Sewall's Point to hear code enforcement cases for the Town, in accordance with Chapter 18, Article II, Division 1 of the Town of Sewall's Point's Code of Ordinances, has heard testimony at the Code Enforcement hearing held on the 10th day of July 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent, 74 Sewalls Point Owner LLC, was not present at the hearing, nor was a represent of Respondent present.
2. The Respondent was properly notified of the violation and the hearing, which notice included posting the property and mailing notice to the property owner pursuant to Section 18-207 of the Town of Sewall's Point Code of Ordinances.
3. The Town Building Official, John "Jack" Reisinger, presented competent substantial evidence which included testimony, photographs and other documentation to establish that the Respondent was in violation of the above cited section(s) of the Town of Sewall's Point Code of Ordinances.
4. All testimony was given under oath and all evidence presented was admitted without objection.
5. Testimony and evidence established that a violation of the above cited section(s) of the Town of Sewall's Point Code of Ordinances existed on the subject property and continued to exist as of the date of the hearing.

CONCLUSIONS OF LAW

6. Pursuant to Section 18-102 of the Town of Sewall's Point Code of Ordinances, the Building Official is a code enforcement officer.
7. The Respondent is in violation of the above-listed code section(s) of the Town of Sewall's Point Code of Ordinances, specifically for constructing improvements without obtaining a

permit in violation of Section 50-101 of the Town of Sewall's Point Code of Ordinances and Section 105.1, FBC and for the removal of trees without a permit in violation of Section 70-22 of the Town of Sewall's Point Code of Ordinances .

ORDER

8. The Respondent is hereby ordered to comply with Section 50-101 of the Town of Sewall's Point Code of Ordinances and Section 105.1, FBC by obtaining a building and electrical permit for the grill installed on the property, for all accessory structures on the property (including complying with all setback requirements, and having all final inspections performed and approved, or removing the unpermitted structure, within thirty (30) days of the date of this Order. Should the Respondent fail to complete such work prior to the date set forth herein, a daily fine of One Hundred Dollars (\$100.00) per day shall be imposed for each day thereafter the violation continues to exist. Said violation shall continue until the Town issues an Affidavit of Compliance and it shall be the responsibility of the Respondent to notify Town staff when the subject property is in compliance.

9. Further, the Respondent is hereby ordered to pay a fine of \$5,000 for the violations of Section 70-22 found herein, specifically the removal of two (2) palm trees of a size between 11" to 15" in diameter and a gumbo limbo tree of a size between 11 to 15" in diameter, the payment of which shall be due within thirty (30) days of this Order.

10. The Respondent is further ordered to pay administrative costs in the amount of Eight Hundred Thirty Dollars (\$830.00) incurred by the Town for the enforcement and prosecution of this violation, which amount shall be due and paid in full immediately.

11. Should the Respondent violate the same Section or Sections of the Town of Sewall's Point Code of Ordinances again, Respondent may be subject to a fine of up to Five Hundred Dollars (\$500.00) per day for such repeat violation. Should the violations be deemed to be irreparable and irreversible, Respondent may be subject to a fine of up to \$5,000.00 for each violation. Additionally, the code enforcement officer is not required to give a reasonable time to correct a repeat violation or an irreparable/irreversible violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected or the irreparable/irreversible violation has stopped prior to the Special Magistrate hearing.

DONE AND ORDERED this 10th day of July 2024.

TOWN OF SEWALL'S POINT SPECIAL
MAGISTRATE

BY: 

TYSON WATERS, ESQ.

Copies of this Order were provided to the following:

Respondent

Town Manager



Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996

Receipt

Date	Receipt No.
08/05/2024	3663

Received of:

DYDA CAPITAL INVESTMENTS INC

Description: CASE B24-0053

Item	Description	Amount
TREEMITG	TREE MITIGATION 001-000-354.000 8,000.00	8,000.00
CODE ENF	CODE ENFORCEMENT VIOLATIONS 001-000-351.901 830.00	830.00
TOTAL		8,830.00

Check No.	Payment Method	Amount
1035	CHECK	8,830.00



Basic Info

PIN 35-37-41-000-000-00261-6	AIN 9398	Situs Address 74 N SEWALLS POINT RD SEWALLS POINT FL	Website Updated 2/18/25
--	--------------------	--	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
DYDA JOHN

Parcel ID
35-37-41-000-000-00261-6

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
74 N SEWALLS POINT RD
SEWALLS POINT FL 34996

Account Number
9398

Neighborhood
193000 N. Sewall Pt Indialucie East

Tax District
SEWALL'S POINT

Property Address
74 N SEWALLS POINT RD SEWALLS POINT FL

Legal Acres
1.13

Legal Description
COMMENCING AT THE INTERSECTION OF THE NO...

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 1,160,000	\$ 399,190	\$ 1,559,190	\$ 0	\$ 1,559,190	\$ 0	\$ 1,559,190

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
8/20/24
Sale Price
\$ 100

Grantor (Seller)
74 SEWALLS POINT OWNER LLC
Deed Type
Special Warranty Deed

Doc Num
3087561
Book & Page
3454 855

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

JOHN DYDA
74 N SEWALLS POINT RD
SEWALLS POINT, FL 34996

FIRST-CLASS



US POSTAGE^{IMP}PITNEY BOWES



ZIP 34996
02 7H
0006051328

\$ 000.69⁰

FEB 18 2025

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED



7022 2410 0002 2182 8801

JOHN DYDA
74 N SEWALLS POINT RD
SEWALLS POINT, FL 34996

FIRST-CLASS



US POSTAGE^{IMP}PITNEY BOWES



ZIP 34996
02 7H
0006051328

\$ 009.64⁰

FEB 18 2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Post

\$

Sent To

Street and

City, State,

2-18-25

Postmark
Here

JOHN DYDA
74 N SEWALLS POINT RD
SEWALLS POINT, FL 34996

162

7022 2410 0002 2182 8801

AFFIDAVIT CONFIRMING HAND DELIVERY OF NOTICE

Street Address: 74 N Sewall's Point Rd
PCN: 35-37-41-000-000-00261-6
Case No.: **B25-0011**

Signature of recipient of Notice of Violation and Notice of Hearing

Signature

Print Name

____ Respondent accepted notice but refused to sign.

☒ Posted Property and took photo, no answer at residence.

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Jack Reisinger, being duly sworn, depose and say that:

1. I am a Code Enforcement Officer for the Town of Sewall's Point.

2. I hand delivered the Notice of Violation and Notice of Hearing to
74 N Sewall's Point Rd at 11:59 A.M.,
Sewall's Point, Florida, on the 26 day of Feb, 2025.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Signature

Date

The foregoing instrument was acknowledged before me this 26th day of February, 2025, by Jack Reisinger. He/She is personally known to me or has produced _____ as identification.

Chrystal Gomez
Notary Public, State of Florida
My Commission Expires:



CHRYSTAL GOMEZ
Commission # HH 339139
Expires February 24, 2027

Chrystal Gomez

From: Jack ReisingerTSP <jreisingertsp@icloud.com>
Sent: Wednesday, February 26, 2025 12:01 PM
To: Chrystal Gomez
Subject: Posting



Sent from my iPhone



Sec. 70-21. Minimum tree requirements for residential properties.

Any applicant requesting a tree removal permit on an existing residential property with an existing residence must submit a mitigation plan for approval with the application and meet the following minimum requirements:

- (1) *Lots not exceeding one-half acre:* At least eight non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (2) *Lots greater than one-half acre, but not exceeding one acre:* At least 12 non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (3) *Lots greater than one-acre:*
 - a. For the first acre at least 16 non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall or 12 non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
 - b. For each additional one-half acre or portion thereof: Eight non-invasive trees with a minimum caliper of three inches and a trunk at least eight feet tall or six non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (4) Any ancillary structures or improvements (such as driveways, sidewalks, walkways, and fences) on any lot must occur without a tree removal unless approved by the chief building official.
- (5) A mitigation plan must be submitted with any tree removal permit application. For existing residences already constructed, if the number of trees remaining after removal will be less than the requirements of this section, the chief building official or his designee may allow one-for-one tree replacement or mitigation based upon the aggregate caliper of the trees being replaced.

(Ord. No. 303, 7-20-04; Ord. No. 449, § 2(Exh. A), 9-26-2023)

Sec. 70-22. Permit required for tree removal.

A tree removal permit and mitigation plan, as provided for in this chapter, shall be required for the removal (or transplant) of any tree with a two-inch caliper or more upon any parcel upon which there is already a lawfully permitted residence. Permit requirements are outlined under article V. If the town has to procure the services of a suitable professional licensed in the State of Florida to ascertain the state or type of a tree(s) prior to or after removal of the tree(s) then the cost of such will be borne by the property owner.

(Ord. No. 303, 7-20-04; Ord. No. 449, § 2(Exh. A), 9-26-2023)

The Florida Senate

2012 Florida Statutes

<u>Title XI</u> COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	<u>Chapter 162</u> COUNTY OR MUNICIPAL CODE ENFORCEMENT <u>Entire Chapter</u>	SECTION 06 Enforcement procedure.
--	--	--

162.06 Enforcement procedure.—

(1) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(2) Except as provided in subsections (3) and (4), if a violation of the codes is found, the code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in s. [162.12](#) to said violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in s. [162.12](#). If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing, and the notice shall so state.

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. [162.12](#). The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

(4) If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the violator and may immediately notify the enforcement board and request a hearing.

(5) If the owner of property that is subject to an enforcement proceeding before an enforcement board, special magistrate, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (a) Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.
- (b) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceeding received by the transferor.
- (c) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.
- (d) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

A failure to make the disclosures described in paragraphs (a), (b), and (c) before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

History.—s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 2, ch. 94-291; s. 1442, ch. 95-147; s. 2, ch. 96-385; s. 4, ch. 99-360; s. 64, ch. 2004-11.

Note.—Former s. 166.056.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2025 State of Florida.

Sec. 70-22. Permit required for tree removal.

A tree removal permit and mitigation plan, as provided for in this chapter, shall be required for the removal (or transplant) of any tree with a two-inch caliper or more upon any parcel upon which there is already a lawfully permitted residence. Permit requirements are outlined under article V. If the town has to procure the services of a suitable professional licensed in the State of Florida to ascertain the state or type of a tree(s) prior to or after removal of the tree(s) then the cost of such will be borne by the property owner.

(Ord. No. 303, 7-20-04; Ord. No. 449, § 2(Exh. A), 9-26-2023)

Sec. 70-21. Minimum tree requirements for residential properties.

Any applicant requesting a tree removal permit on an existing residential property with an existing residence must submit a mitigation plan for approval with the application and meet the following minimum requirements:

- (1) *Lots not exceeding one-half acre:* At least eight non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (2) *Lots greater than one-half acre, but not exceeding one acre:* At least 12 non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (3) *Lots greater than one-acre:*
 - a. For the first acre at least 16 non-invasive trees (excluding citrus) with a minimum caliper of three inches and a trunk at least eight feet tall or 12 non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
 - b. For each additional one-half acre or portion thereof: Eight non-invasive trees with a minimum caliper of three inches and a trunk at least eight feet tall or six non-invasive trees (excluding citrus) with a minimum caliper of four inches and a trunk at least eight feet tall. Palm trees of all types shall be counted at one-fourth of their caliper.
- (4) Any ancillary structures or improvements (such as driveways, sidewalks, walkways, and fences) on any lot must occur without a tree removal unless approved by the chief building official.
- (5) A mitigation plan must be submitted with any tree removal permit application. For existing residences already constructed, if the number of trees remaining after removal will be less than the requirements of this section, the chief building official or his designee may allow one-for-one tree replacement or mitigation based upon the aggregate caliper of the trees being replaced.

(Ord. No. 303, 7-20-04; Ord. No. 449, § 2(Exh. A), 9-26-2023)

162.06 Enforcement procedure.—

(1) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(2) Except as provided in subsections (3) and (4), if a violation of the codes is found, the code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in s. [162.12](#) to said violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in s. [162.12](#). If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing, and the notice shall so state.

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. [162.12](#). The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.